WARRANTY DEED

Karen Johnson Davidson County
Batch# 263614 DEEDWARR
07/29/2019 03:00:41 PM 2 pgs
Fees: $13.00 Taxes: $4,347.50

20190729-0074537

L-VRES-19-20-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles E. Woodside Jr. Trust dated November 7, 2012 **Lynn S. Woodside Trust dated November 7, 2012**	New Owner	
(NAME) **8 Windwood Drive**	(NAME)	**93-11-G-502.00CO**
(ADDRESS) **Jackson, TN 38305**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM L. KIMBERLIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES E. WOODSIDE JR., TRUSTEE OF THE CHARLES E. WODDSIDE JR. TRUST DATED NOVEMBER 7, 2012, AND ANY AMENDMENTS THERETO AS TO A 50% INTEREST AND LYNN S. WOODSIDE, TRUSTEE OF THE LYNN S. WOODSIDE TRUST DATED NOVEMBER 7, 2012 AND ANY AMENDMENTS THERETO AS TO A 50% INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 502 of City Lights Condominiums, and described in a Master Deed or Declaration of record in Instrument No. 20190408-0031675, amended in Instrument Nos. 20190501-0040417 and 20190508-0043149 and 20190711-0067872, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to William L. Kimberlinby Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190726-0073772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2019 County taxes.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 73, Register's Office for Davidson County, Tennessee.
- Master Deed or Declaration record in Instrument No. 20190408-0031675, amended in Instrument Nos. 20190501-0040417 and 20190508-0043149, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190409-0032210, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20180207-0012297, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument No. 20160718-0013554, Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160826-0089450, Register's Office for Davidson County, Tennessee.
- All matters set out in Metro Ordinance No. BL2014-745.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **20 Rutledge Avenue, Unit 502, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF JULY, 2019.

William L. Kimberlin

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM L. KIMBERLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2019.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212