Karen Johnson Davidson County
Batch# 272846 DEEDWARR
08/16/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190816-0082435

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 16 day of August, 2019.

Notary Public
My commission expires: 5/17/21

JASON C. NGUYEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

06-1908-77261

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
ANG Homes, Inc.	NEW OWNER	050-10-0-C-335.00 CO
3505 Rainwood Dr.		
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lenora Woodruff and Micheal Woodruff, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANG Homes, Inc.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Chesapeake Homes, Section Six, Phase 1, of record in Instrument No. 20011026-0117230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lenora Abel by deed from Lana Lemay, as Trustee of the 3505 Rainwood Dr. Trust, dated August 30, 2011, recorded September 1, 2011, of record in Instrument No. 20110901-0067905, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lenora Fentress-Abel, a married woman by Quitclaim Deed from Lenora Fentress-Abel, who acquired title as Lenora Abel, a married woman, dated December 20, 2016, recorded February 13, 2017, of record in Instrument No. 20170213-0014910, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Lenora Fentress-Abel vs. Joseph Randolph Abel, filed on September 28, 2017 in the Third Circuit Court for Davidson County, Tennessee, Docket No. 17D570. Said Decree awarded subject property to Lenora Fentress-Abel and restored to her maiden name of Lenora Fentress. Joseph Randolph Abel is divested of all right, title and interest in subject property.

Further being the same property conveyed to Lenora Woodruff and Micheal Woodruff by Quitclaim Deed from Lenora Woodruff F.K.A Lenora Fentress-Abel, dated May 13, 2019, recorded May 15, 2019, of record in Instrument No. 20190515-0045836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3505 Rainwood Dr., Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15 day of August, 2019.

Lenora Woodruff

Michael Woodruff

~~Michael~~ Woodruff
Micheal

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lenora Woodruff and Michael Woodruff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15 day of August, 2019.

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Megan Kriner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Megan Kriner

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jason C. Nguyen

My Commission Expires: 5/17/21

{Notary' Seal}

