Karen Johnson Davidson County
Batch# 280441 DEEDWARR
09/04/2019 09:46:53 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190904-0089061

ADDRESS NEW OWNER: Alyssa Woodin
416 Huntington Ridge Dr.
Nashville, TN 37211

SEND TAX BILL TO: CMG Mortgage
3160 Crow Canyon Rd. #400
San Ramon, Ca
94583

MAP-PARCEL NOS. 161-11-A-084.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joyce M. Jackson, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alyssa Woodin, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 84 on the Final Plat Revision One Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce M. Jackson, an unmarried woman, from Janet Louise Baca, an unmarried woman, by Warranty Deed recorded on January 18, 2005, in Instrument No. 20050118-0005923, Register's Office for Davidson County, Tennessee.

This is property with a common address of 416 Huntington Ridge Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Final Plat Revision One Huntington Ride Townhouse Condominiums of record in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Plan of Huntington Ridge Townhouse Site of record in Plat Book 4460, page 67, Register's Office for Davidson County, Tennessee.(4) Declaration of Covenants, Conditions and Restrictions Hunting Ridge Townhouses Phase I and Phase II of record in Book 4729, page 687 and amended in Book 4889, page 905, Register's Office for Davidson County, Tennessee.(5) Notice of Board Resolution Regarding Second Amendment to Declaration of record in Instrument No. 20110331-0024865 (regarding Book 5394, page 243), Register's Office for Davidson County, Tennessee.(6) By- Laws of Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 7423, page 762, Amended and Restated in Instrument No. 20080324-0029069 and Amended in Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee.(7) Charter of Huntington Ridge Townhouse Homeowners Association, Inc. of record in book 4729, page 682, Amended in Book 4890, page 84, Register's Office for Davidson County, Tennessee.(8) Conveyance of common area to Huntington Ridge Townhouse Homeowners Association, Inc. of record in Book 4742, page 570, Register's Office for Davidson County, Tennessee.(9) Stormwater Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of August 2019.

X _____
Joyce M. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joyce M. Jackson, an unmarried woman** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of August 2019.

_____
Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $215,000.00.

_____
Affiant

Subscribed and sworn before me this 29th day of August 2019.

_____
Notary Public
My Commission Expires: 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 1908K175