RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 297405 DEEDWARR
10/07/2019 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20191007-0102704

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $235,000.00.

Angela Pearson
Affiant

Sworn to and subscribed before me this 20th day of September, 2019.

Notary Public

My Commission Expires: 4-17-2023

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Sandra Ingold 225 Wyndom Court Goodlettsville, TN 37072	Same as new owner	026-06-0A-019.00-CO

This Indenture is made on the 20th day of September, 2019, by and between **TRENT B. CLUTTS AND REBECCA B. CLUTTS, HUSBAND AND WIFE** ("Grantor"), and **SANDRA INGOLD, A SINGLE WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Resubdivision for Phase 1B, The Townhomes at Windsor Green, a Planned Unit Development of record in Plat at Instrument No. 20010813-0086903, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trent B. Clutts and Rebecca B. Clutts by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate holders CWABS, Inc., Asset Backed Certificates, Series 2004-10 of record in Instrument No. 20120430-0036726 Register's Office for Davidson County, Tennessee, dated March 12, 2012 and recorded on April 30, 2012.

Being also known as 225 Wyndom Court Goodlettsville, Tennessee 37072.

This is improved property known as 225 Wyndom Court, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2019, and subsequent year, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 995 and amended in Instrument No. 20010813-0086903, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book

11164, Page 69, amended of record in Instrument No. 20011108-0122758 and amendment to By-Laws in Instrument No. 20140523-0044903, Register's Office for Davidson County, Tennessee. persons.

4. Easement for Water Lines of record in Book 4377, Page 94, in the Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers of record in Book 6117, Page 290, in the Register's Office for Davidson County, Tennessee.

6. Cable Television Easement and Maintenancne Agreement of record in Book 11534, Page 618, in the Register's Office for Davidson County, Tennessee.

7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

8. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 20th day of September, 2019.

GRANTOR:

Trent B. Clutts

Trent B. Clutts

Rebecca B. Clutts

Rebecca B. Clutts

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, TRENT B. CLUTTS and REBECCA B. CLUTTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2019.

Valerie M Webb

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

201910070102704

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty, a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

Chasity Petty

My Commission Expires: 9|20|2021

