Karen Johnson Davidson County
Batch# 326253 DEEDWARR
12/06/2019 11:05:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20191206-0126149

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is ~~$276,000.00~~ $270000.00 SF

Affiant

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Subscribed and sworn to before me, this 22nd day of November, 2019.

Notary Public
My commission expires: 9-18-23

13-1910-133529

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Samuel Marksberry 1121 Silvermoon Drive Antioch TN 37013	New Owner	174-01-0-A-126.00 CO

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, **Kyle W. Woods and Kristen Woods, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel Marksberry and Meredith Marksberry**, 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. 108, on the Plan of Rivendell Woods Subdivision, Phase 2, Section 1, of record in Instrument No. 20100525-0040359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle W. Woods and Kristen Woods, husband and wife by deed from Natalie K. Wade, an unmarried person, dated December 20, 2016, recorded December 27, 2016, of record in Instrument No. 20161227-0135167, 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 1121 Silvermoon Drive, Antioch, TN 37013.

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 20th day of November, 2019.

Kyle W. Woods

Kristen Woods

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kyle W. Woods and Kristen Woods**, 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 Madison, AL, this 21st day of November, 2019.

Notary Public

My Commission expires: 11-29-2021

JONATHAN SCOTT EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)