Karen Johnson Davidson County
Batch# 331276 DEEDWARR
12/18/2019 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.13
20191218-0130324

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $444,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2019.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander J. Woodrow	Digital Federal Credit Union	082-08-0-148.00
711 North 9th Street	220 Donald Lynch Blvd.	
Nashville, TN 37206	Marlborough, MA 01752	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK INSANA, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER J. WOODROW, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: AJW

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

Land in Davidson County, Tennessee, being Lot No. 154 of Block 2 on the Map of Blocks 1 and 2 of F.O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 154 fronts 50 feet on the Easterly side of North Ninth Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Haymer, Jr. and wife, Nancy Louise Haymer by Installment deed from Jack J. Cohen and wife, Bessie D. Cohen and Thomas Gray and wife, Jannie C. Gray of record in Book 6651, page 213, Register's Office for Davidson County, Tennessee, dated September 06, 1985 and recorded on September 09, 1985. Nancy Louise Haymer having predeceased her husband on June 18, 1991.

Being the same property conveyed to Aree Haymer Southall by Quitclaim deed from George Haymer, Jr. of record in Book 10799, page 542, Register's Office for Davidson County, Tennessee, dated February 18, 1998 and recorded on February 18, 1998.

Being the same property conveyed to 1 Public Homes LLC by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20180828-0085292 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 28, 2018.

Being the same property conveyed to Mark Insana, a married man by Warranty deed from 1 Public Homes, LLC a Tennessee limited liability company of record in Instrument No. 20181113-0111579 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 711 North 9th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of December, 2019.

Mark Insana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 12th day of December, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022