(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191224048

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $416,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2020.

Notary Public
My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 344767 DEEDWARR
01/17/2020 08:45:43 AM 2 pgs
Fees: $13.00 Taxes: $1,539.20
20200117-0006199

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kaitlin J. Wooddell 5626 Kendall Drive Nashville TN 37209	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	Tax Parcel ID No. 103-06-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Lauren Teague and Daniel Teague, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kaitlin Joy Wooddell, single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled the Plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARY LAUREN WALDEN, A SINGLE PERSON AND DANIEL TEAGUE, A SINGLE PERSON AND MELISSA PAGE AND JOE PAGE, WIFE AND HUSBAND, by deed from DOUGLAS J. CORNISH, UNMARRIED, of record as Instrument No. 20120423-0034674, dated April 20, 2012, said Register's Office. MARY LAUREN WALDEN, A SINGLE PERSON AND DANIEL TEAGUE, A SINGLE PERSON AND MELISSA PAGE AND JOE PAGE, WIFE AND HUSBAND further conveyed their interest to MARY LAUREN TEAGUE AND DANIEL TEAGUE, WIFE AND HUSBAND by deed of record as Instrument No. 20130222-0018067, dated February 18, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-06-0-013.00.

Matters shown on the Plan of record in Plat Book 1835, page 47, said Register's Office.

Easement of record in Book 5282, page 831 and Book 5354, page 835, said Register's Office.

This is improved property located at 5626 Kendall Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2020.

Mary Lauren Teague

Daniel Teague

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Lauren Teague and Daniel Teague, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022