THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224211**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $194,000.00. Affiant Subscribed and sworn to before me, this 28th day of January, 2020. Notary Public My Commission Expires: 8-22-22

Karen Johnson Davidson County
Batch# 349970 DEEDWARR
01/28/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20200128-0010308

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracie D. McAdams	SWBC Mortgage Corp.	Tax Parcel ID No.
276 Cobblestone Place Drive	9311 San Pedro #100	034-01-0F-066.00 CO
Goodlettsville TN 37072	San Antonio, TX 78216	

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, **Courtney Miller n/k/a Courtney Woosley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracy D. McAdams, unmarried woman,** ("Grantees"), its 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 Unit No. 66 on the plan of Cobblestone II Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cobblestone II Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160401-0031281, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to COURTNEY MILLER, by deed from MID-TN CAPITAL, LLC, of record in Instrument No. 20170303-0021332, dated March 1, 2017, said Register's Office.

Courtney Miller having since married and is now known as Courtney Woosley.

Charlton A. Woosley joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 034-01-0F-066.00 CO.

Matters shown on the Plan of record in Instrument No. 20100311-0018694, said Register's Office. Easement(s) of record in Plat Book 421, page 44, Plat Book 2330, page 10, Book 2443, page 558, Book 4362, page 966, Book 4468, page 452 and Book 7030, page 404, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20020215-0019975, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20080612-0060827, Instrument No. 20150825-0085830, said Register's Office.

Easement Agreement of record in Instrument No. 20090114-0003605, said Register's Office.

Easement(s) of record in Instrument No. 20140114-0003779, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 2271, page 71, Book 3870, page 687, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160401-0031281, amended in Instrument No. 20160929-0102734, corrected by Affidavit of record in Instrument No. 20170501-0042305, further amended in Instrument No. 20180424-0038505, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081229-0123139, said Register's Office.

This is improved property located at 276 Cobblestone Place Drive Goodlettsville TN 37072

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 28th day of January, 2020.

Courtney Woosley

Charlton A. Woosley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Woosley and Charlton A. Woosley, 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 28th day of January, 2020.

Notary Public

My Commission Expires: _____

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

TRUE COPY CERTIFICATION

I, Lynda Marvel, 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 the law.

Lynda Marvel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K. R. Wagner, a notary public for this county and state, Lynda Marvel, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: Sept. 20, 2020

