WARRANTY DEED

Karen Johnson Davidson County
Batch# 351735 DEEDWARR
02/03/2020 08:30:26 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20200203-0011908

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00.

Affiant

Subscribed and sworn to me on 01/31/20.

NOTARY PUBLIC
My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 9 2020

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Peyton Woodall 4908 Atwood Drive Nashville, TN 37220	New Owner	1 46 07 0 084.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andrew R. Cole, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Justin Peyton Woodall, an unmarried man, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 403, AN ADDITION TO SECTION ONE REVISED CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2083, Page 95. in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Andrew R. Cole by Quitclaim Deed dated January 30, 2017 and recorded February 2, 2017, from Heather H. Cole, of record in Instrument No. 20170202-0011503, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4908 Atwood Drive, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 01/31/20

Andrew R. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/31/20, before me personally appeared Andrew R. Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 01/31/20

NOTARY PUBLIC

My Commission Expires: 10/2/23.

