Karen Johnson Davidson County
Batch# 362105 DEEDWARR
02/24/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200224-0020131

WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

John D. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2020.

Dawn D Chase
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Foxwood Properties, LLC		Parcel ID: 148 05 0 138.00
(NAME)	(NAME)	
~~363 Dade Drive~~ PO Box 859	Same	
(ADDRESS)	(ADDRESS)	
Columbia 38402 ~~Nashville, TN 37211~~		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jude Santana**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Foxwood Properties, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows:

Lot 75, Section 1, Haywood Acres, Filed in Plat Book 2900 Page 17 Recorded 08/03/1959.

Being the same lands conveyed to Jude Santana and wife, Shelly B. Santana, as Tenants by the Entirety from Michael A. Hudgins and wife, Margaret H. Hudgins by Warranty Deed dated November 9, 2007 and recorded November 13, 2007 as Instrument No. 20071113-0133220, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Jude Santana from Shelly W. Barger formerly known as Shelly B. Santana, not married by Quitclaim Deed dated June 15, 2017 and recorded June 20, 2017 as Instrument No. 20170620-0061819, in said Register's Office for Davidson County, Tennessee.

Further known as: 363 Dade Drive, Nashville, TN 37211
Parcel Id(s): 148 05 0 138.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 363 Dade Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of Feb 2020

Jude Santana

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jude Santana, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)