THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325301** MAKEYSHA SORENSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $217,900.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Lori Spoon 4316 Summercrest Boulevard, Apt 103 Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164-06-0A-008.00 CO

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, **James W. Woodall and Gail L. Woodall, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lori Spoon, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 8 of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591 and 20170510-0046473, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat of record in Instrument No. 20020926-0117438; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to JAMES W. WOODALL and GAIL L. WOODALL, HUSBAND AND WIFE, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20181116-0113277, dated November 15, 2018 , 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. 164-06-0A-008.00 CO.

Matters shown on the Plan of record as Instrument No. 20020926-0117438, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 11588, page 484, as amended in Book 11669, page 376, and as Instrument Nos. 20010308-0021946, 20010504-0046260, and 20030527-0071168, said Register's Office.

Karen Johnson Davidson County
Batch# 375806 DEEDWARR
03/23/2020 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $806.23
20200323-0031325

Amended and Restated Master Deed of Autumn Glen of record as Instrument No. 20030929-0143614, said Register's Office.

By-Laws contained in instrument of record in Book 11648, page 62 and Instrument No. 20010504-0046261, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20000113-0004777, said Register's Office.

Permanent Easement of record as Instrument No. 20000824-0083643, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20020823-0102072 and 20030923-0140664, said Register's Office.

Easement of record as Instrument No. 20021211-0153095, said Register's Office.

Agreement for Dedication of Easement for Public Utilities of record as Instrument No. 20020828-0104004, said Register's Office.

Right to use Common Area and Maintenance Agreement of record as Instrument No. 20010308-0021946, said Register's Office.

This is improved property located at 4316 Summercrest Boulevard, Apt 103 Antioch TN 37013

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 20th day of March, 2020.

James W. Woodall

Gail L. Woodall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. Woodall and Gail L. Woodall, 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 20th day of March, 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, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)