Karen Johnson Davidson County
Batch# 379485 DEEDWARR
03/30/2020 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $954.60
20200330-0034062

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES
Maggie E. Smith
1128 Woodbury Falls Court
Nashville, TN 37221

670259

OWNER AND PROPERTY ADDRESS

Maggie E. Smith and Kevin Scott Smith
1128 Woodbury Falls Court
Nashville, TN 37221

PREPARED BY:
CHARLES PATTERSON, ATTY.
1023 OLD HUMBOLDT ROAD
JACKSON, TN 38305

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Hundred ($100.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations, receipt of all of which is hereby acknowledged, the undersigned **JOHN RICHARD PATTERSON and wife, LISA PATTERSON**, has this day bargained and sold and by these presents does hereby transfer and convey unto **MAGGIE E. SMITH**, unmarried and **KEVIN SCOTT SMITH**, married, as tenants in common with right of survivorship, that certain lot or parcel of land lying and being in Davidson County, Tennessee and being more particularly bounded and described as follows:

Map and Parcel 128 12 0C 019.00 1128 Woodbury Falls Court, Nashville, TN

Land in Davidson County, Tennessee, being Unit No. 1128 on the plan of Woodbury Townhomes, Phase I, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee code annotated, and as established by a Declaration of Covenants, Conditions, and Restrictions and By-Laws for Woodbury Townhomes, Phase I of record in Instrument Number 20060310-0028278, as amended in Instrument Number 20080201-0010772, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration. reference is hereby made to the plan of Woodbury Townhomes as shown on Exhibit "E" to the Declaration of Covenants, conditions, and Restrictions and By-Laws of record in Instrument Number 20060310-0028278, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same real estate conveyed to John Richard Patterson and wife, Lisa Patterson by Warranty Deed of record in Instrument No. 201609230100303 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with the improvements thereon and the appurtenances thereunto belonging unto the said unto **MAGGIE E. SMITH**, unmarried and **KEVIN SCOTT SMITH**, married, as tenants in common with right of survivorship, their heirs and assigns, forever.

Grantor covenants that they are lawfully seized and possessed of said real estate, that they have a good and perfect right to sell and convey it, and that said real estate is free and unencumbered except for 1) the 2020 City and County Taxes which will be prorated between the Grantees and Grantors as a part of the consideration of this sale and conveyance; 2) Matters shown on the plat of record in Plat Instrument No. 2008020010010772 in the Register's Office of Davidson County, Tennessee; 3) Covenants, Conditions, Easements, and Restrictions recorded in Instrument No. 200603100028278 and Amendment recorded as Instrument No. 20080201000772 in the Register's Office of Davidson County, Tennessee; 4) Access Easement as recorded in Book 5074 at page 856 in the Register's Office of Davidson County, Tennessee; 5) Easement Agreement Easement including terms and conditions thereof as recorded in Book 5074 at page 945 in the Register's Office of Davidson County, Tennessee; 6) Rights of others under the terms and conditions contained in the Charter of record in Instrument No. 200603090027744 in the Register's Office of Davidson County, Tennessee; and that with the foregoing exceptions, Grantor will forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 26 day of March, 2020.

John Richard Patterson

Lisa Patterson

STATE OF TENNESSEE)
COUNTY OF MADISON)

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid County and State, the within named John Richard Patterson and wife, Lisa Patterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, acknowledged that they executed the foregoing instrument for the purposes therein contained and as their free act and deed.

WITNESS MY HAND and Official Seal, this the 26 day of March, 2020.

Notary Public

My Commission Expires: 11.28.21

WHITNEY R PORTER
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

I, or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred (whichever is greater) is

$ 258,000.00

Affiant

Subscribed and sworn to before me this the 27th day of March, 2020.

Notary Public

My Commission Expires:

10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

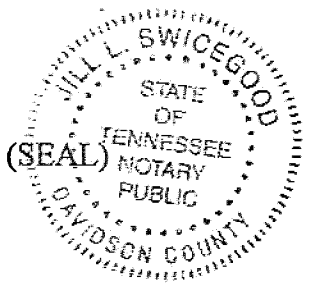
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900