WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hollie Krex	New Owner	098060A23300CO
(NAME)	(NAME)	
1645 Robindale Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael T Woods** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Hollie Krex**, **unmarried** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 210 on the Final Plat of Phase 2, Section "C", Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. The description is the same as the previous Deed of record.

Being the same property conveyed to Stephen R. Woods, a single person by Special Warranty Deed dated 07/31/2008 from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession of record in Instrument 200808040079723, Register's Office for Davidson County, Tennessee. The said Stephen R. Woods having since died on 9/27/2019 leaving Michael T. Woods as his sole heir at law per Will of record in probate file number 19P1828.

This conveyance is further subject to (1) All matters as set forth per Plat at Instrument 200706140071360, (2) Master Declaration of Protective Covenants and Master Owners Association for Bridgewater of record in Instrument 200510240128043, as amended of record in Instrument 200511220141076, as amended of record in Instrument 201901220006133, (3) Right of Way Easement of record in Book 1291, Page 99, (4) Right of Way Easement of record in Book 1318, Page 28, (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument 200308270124253, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 381284 DEEDWARR
04/02/2020 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,226.55
20200402-0035693

unimproved ☐

This is improved ☒ 1645 Robindale Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of March, 2020.

Michael T. Woods

Michael T Woods

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael T. Woods, heir, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2020.

Tracey Trumpour

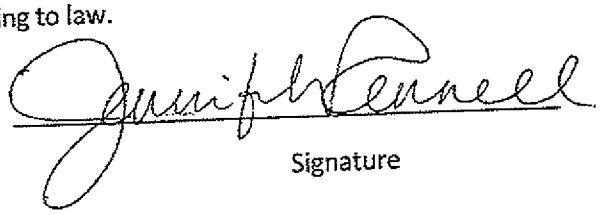
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, **Jennifer Pennell**, 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.

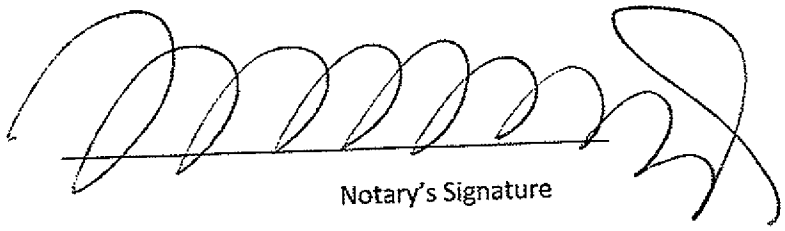


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

