RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013225

WARRANTY DEED

Karen Johnson Davidson County
Batch# 381409 **DEEDWARR**
04/03/2020 09:40:58 AM 2 pgs
Fees: $13.00 Taxes: $1,071.15
20200403-0035866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 3-9-22

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Charles and wife, Margaret J. Charles 1112 Woodbury Falls Court Nashville, TN 37221	Same address as new owner	128-12-0-C-011.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Nine Thousand Five Hundred and 00/100 Dollars ($289,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIESEL WELLMAN NIXON, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LARRY CHARLES AND WIFE, MARGARET J. CHARLES**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit 1112 on the Plan of Woodbury Townhomes, Phase 1, as established under Master Deed, Exhibit E, of record in Instrument #20060310-0028278, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Liesel E. Wellman, nka Liesel Wellman Nixon, from Jason Nixon, by Quitclaim Deed dated February 13, 2014 and recorded April 30, 2014 in Instrument #20140430-0036126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Liesel A. Wellman, a single woman, from Marquis Homes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated June 30, 2008 and recorded July 1, 2008 in Instrument #20080701-0067915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2020.

Liesel Wellman Nixon

LIESEL WELLMAN NIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Liesel Wellman Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2020.

Jacqueline G Brown
Notary Public

Jacqueline G Brown
Printed Notary Name

My commission expires: 3-8-22

