SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 411122 DEEDWARR
06/05/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20200605-0058251

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theodore Hacker	Gardner Financial Svcs dbA Legacy Mutual Mortgage	
(NAME)	(NAME)	**104-14-0F-012.00-CO**
2824 Woodlawn Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78231	
(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 consideration, the receipt of which is hereby acknowledged, **JULIE STEPHENS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE HACKER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Final Plat Woodlawn Court Condominiums of record in Plat Book 6900, Page (s) 862 and 863, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, as amended in Instrument No. 20020911-0110792, said Register's Office.

Being the same property conveyed to Julie Elizabeth Wilbeck, unmarried by Warranty deed from Trisha Torrado f/k/a Trisha Gramata, married of record in Instrument No. 201308020-0087619 Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on August 20, 2013.

Julie Elizabeth Wilbeck having since married and is now known as Julie Stephens. Phil Stephens is joining in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 862 and 863, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodlawn Court Condominium of record in Book 7792, Page 360 and amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Woodlawn Court Condominiums Association of record in Book 7794, Page 952 and amended in Book 8237, Page 335, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7264, Page 166, in the Register's Office for Davidson County, Tennessee.
- Construction Easement of record in Book 6237, Page 572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2824 Woodlawn Drive, Nashville, Tennessee 37215**.

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), their heirs and 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), 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 my/our hand(s) this the 29th DAY OF MAY, 2020.

Julie Stephens by Eric Jeffrey Stephens, Attorney in Fact

Julie Stephens by Eric Jeffrey Stephens,
Attorney in Fact

Phil Stephens by Eric Jeffrey Stephens, Attorney in Fact

Phil Stephens by Eric Jeffrey Stephens,
Attorney in Fact

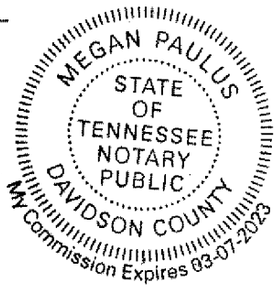
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Jeffrey Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIE STEPHENS AND PHIL STEPHENS, and who acknowledged he/she/they executed the same as the free act and deed of the said JULIE STEPHENS AND PHIL STEPHENS.

Witness my hand and official seal, this the 29th of May, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY