WARRANTY DEED

Karen Johnson Davidson County
Batch# 428199 **DEEDWARR**
06/29/2020 02:46:38 PM 2 pgs
Fees: $13.00 Taxes: $2,467.90

20200629-0070275

O-BR-20-4101

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $667,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Taylor M Woodroof and Tessa M Woodroof	**Pinnacle Bank**	
(NAME)	(NAME)	**117-15-0E-001.00-CO**
4101 Oriole Pl	**PO Box 702726**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Dallas, TX 75370**	
(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, **FARMVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR M WOODROOF AND TESSA M WOODROOF, HUSBAND AND WIFE,** 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 1 as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Richard Jones at Oriole Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20171019-0107058, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Being the same property conveyed to Farmview Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Holly Ann Young N/K/A Holly A. Hudspeth, a Single woman of record in Instrument No. 20191015-0105639 Register's Office for Davidson County, Tennessee, dated October 11, 2019 and recorded on October 15, 2019.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4101 Oriole Pl, 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 26th DAY OF JUNE, 2020.

Farmview Homes, LLC

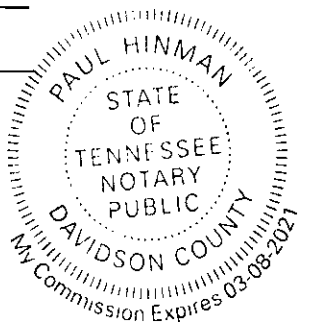
BY: _____
Jon Robert Wagenman
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON ROBERT WAGENMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of FARMVIEW HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of June, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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