WARRANTY DEED

Karen Johnson Davidson County
Batch# 428207 **DEEDWARR**
06/29/2020 02:51:20 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200629-0070286

O-BR-20-2110-104

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 $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd 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)
Laura Marie Burdine **Miles A. Burdine**	**Eastman Credit Union**	
(NAME) **2110 Acklen Ave # 104**	(NAME) **2021 Meadowview Lane**	**104-12-0C-313.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Kingsport, TN 37660**	
(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, **TAYLOR M. WOODROOF AND TESSA M. WOODROOF, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA MARIE BURDINE, UNMARRIED AND MILES A. BURDINE, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 104 of Villages at Acklen, as shown on the Master Deed of record in Instrument No. 20051221-0152869 as amended in Instrument No. 20060112-0004705 and 20061108-0139002, Register's Office for Davidson County, Tennessee as amended, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Taylor M. Woodroof and Tessa M. Woodroof, husband and wife by Warranty deed from Christian E. Weber, an unmarried man of record in Instrument No. 20180409-0033262 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 09, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Villages at Acklen of record in Instrument Number 20051221-0152869 as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, Instrument No. 20070621-0074025, Register's Office for Davidson County, Tennessee.
- By-Laws of Villages at Acklen Homeowners' Association as appended to the Master Deed of record in Instrument Number 20051221-0152869, shown in Exhibit "D", in the Register's Office for Davidson County, Tennessee.
- Charter of Villages at Acklen Homeowners' Association as appended to the Master Deed and By-Laws of record in Instrument Number 20051221-0152869, in the Register's Office for Davidson County, Tennessee.
- Urban Renewal Plan of record in Book 10737, Page 558, said Register's Office.
- Lease Agreements for Parking Area of record in Instrument No. 20051026-0129448 and in Instrument No. 20060526-0062316, in the Register's Office for Davidson County, Tennessee.
- Master Deed and Bylaws of record in Instrument Number 20060526-0062317, 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: **2110 Acklen Ave # 104, Nashville, Tennessee 37212**.

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 23rd DAY OF JUNE, 2020.

Taylor M. Woodroof

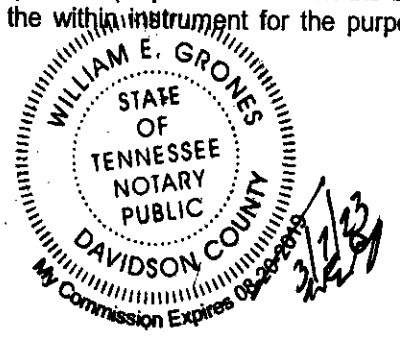
Tessa M. Woodroof

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR M. WOODROOF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

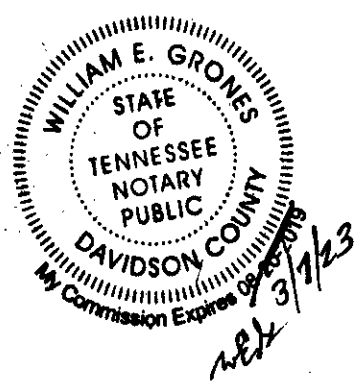


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TESSA M. WOODROOF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
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Nashville, TN 37212