Karen Johnson Davidson County
Batch# 428353 DEEDWARR
06/30/2020 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20200630-0070474

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627487**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2020. Notary Public My Commission Expires: 10/29/2023

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

WARRANTY DEED

Address New Owner: Pauline Astrum Pons and Pierre Ralph Pons 1608 Windy Ridge Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-06-0B-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Charles Woodward and Terri L. Woodward, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Pauline Astrum Pons and Pierre Ralph Pons, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Final Plat , Voce, Phase 1A, Major Subdivision, of record in Instrument No. 20140819-0074937 and corrected by Surveyor's Certification of Correction of record in Instrument No. 20170105-0001613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVEN CHARLES WOODWARD AND TERRI L. WOODWARD, HUSBAND AND WIFE, by deed from ASHLYN PIERCE MENEGUZZI AND BRIAN MENEGUZZI, WIFE AND HUSBAND, of record in Instrument No. 20181116-0112993, dated November 14, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 159-06-0B-005.00 CO.

Matters shown on the Plan of record in Instrument No. 20140819-0074937, corrected in Instrument No. 20170105-0001613, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140307-0019304, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20130819-0086872 , said Register's Office.

Grant of Easement in Book 9184 page 876, said Register's Office.

Transmission Line Easement of record in Book 2270, page 92, said Register's Office.

This is improved property located at 1608 Windy Ridge Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2020.

Steven Charles Woodward

Terri L. Woodward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Charles Woodward and Terri L. Woodward, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/19/2023

Becky Elizabeth Burch

