Karen Johnson Davidson County
Batch# 444942 DEEDWARR
07/28/2020 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20200728-0082822

#35609

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35609-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2020. Notary Public My Commission Expires:

ELLEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Larry L. Woods Elizabeth C. Woods 624 Harpeth Knoll Road Nashville, TN 37221	**Send Tax Bills To:** New Owner 3502 Central Ave. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 15602002500

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, **Jane A. Srygley, also known as Jane Ambrose Srygley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry L. Woods and Elizabeth C. Woods, husband and wife** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 624 Harpeth Knoll Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of July, 2020.

Jane A. Srygley by Kathryn Jane Ladd

Jane A. Srygley also known as Jane Ambrose Srygley
by Kathryn Jane Ladd, her 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, aforesaid, Kathryn Jane Ladd 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, and who further acknowledged that she is the Attorney-in-Fact for Jane A. Srygley, also known as Jane Ambrose Srygley and she is authorized by Jane A. Srygley to execute this instrument on her behalf.

Witness my hand, at office, this 27th day of July, 2020.

Notary Public

My Commission Expires: 3/6/24

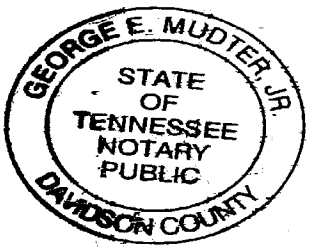


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 393 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 393 fronts 75.0 feet on the easterly margin of Harpeth Knoll Road and extends back between lines 247.8 feet on the northeast line and 250.0 feet on the southwest line to a dead line in the rear on which it measures 124.7 feet.

Being the same property conveyed to Jane A. Srygley by deed dated November 17, 1972 from William J. Crosslin, Jr. and wife, Joyce Kay Crosslin of record in Book 4657, page 311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 15602002500.
2. Restrictive Covenants contained in an instrument of record in Book 3857, page 853, as made applicable in Book 4237, page 179, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4175, page 15, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

