Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-9408

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aneesh Jain (NAME)	NEW OWNER (NAME)	082-03-0D-006.00-C
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 453741 DEEDWARR
08/10/2020 12:44:04 PM 2 pgs
Fees: $13.00 Taxes: $1,471.86
20200810-0088756

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeffrey D. Woodard and Victoria R. Woodard, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aneesh Jain, a single man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 as described in the Declaration of Covenants, Conditions, and Restrictions of FIRST NORTH TOWNHOMES, appearing of record in Instrument No. 20150909-0091653, in the Register's Office for Davidson County, Tennessee, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, as amended by the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for the First North Townhomes, of record in Instrument No. 201509014-0093197, and as amended and restated in Instrument No. 20160505-0044701, the easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, co-owners and tenants of First North Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration of Instrument No. 20150909- 0091653, said Register's Office, as amended by First Amendment of record in Instrument No. 20150914- 0093197, and as amended and restated in Instrument No. 20160505-0044701, said Register's Office, the Plat filed as Exhibit A and B to said First Amendment of said Declaration and By-Laws appended thereto as Exhibit D of said First Amendment appearing of record in Instrument No. 20150914-0093197, said Register's Office are incorporated hereby for reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeffrey D. Woodard and Victoria R. Woodard, husband and wife by Deed dated October 13, 2016, recorded October 18, 2016, in Instrument Number 20161018-0110023, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 201508030076226, Register's Office for said County.
2. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Instrument 201508030076473, Register's Office for said County.
3. Memorandum of Development Agreement of record in Instrument 201604210038810, Register's Office for said County.
4. Subject to Original Plat of record in Book 161, Page 53, Register 's Office for said County.
5. Master Deed of record in Instrument 201509090091653; 201509140093197; and 201605050044701, Register's Office for said County.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 1025 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 7th day of August, 2020.

Jeffrey D. Woodard

Victoria R. Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2020, before me personally appeared Jeffrey D. Woodard and Victoria R. Woodard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066