Karen Johnson Davidson County
Batch# 460045 DEEDWARR
08/19/2020 10:09:48 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200819-0093252

WARRANTY DEED

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
M. Comm. Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Helen Udeze	First Community Mtg	Map: 151100A00300CO
(NAME) 7508 West Winchester Drive	(NAME) 2162 Robert Rose Dr. Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TONYA TALLEY WOODS F/K/A TONYA TALLEY, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HELEN UDEZE, A MARRIED WOMAN,

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, Tennesee, being Lot 3, Villages of Long Hunter, Phase One, as shown on Plat of record in Instrument No. 20010123-0006894, in the Register's Office, Davidson County,Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tonya Talley, single woman, by deed from Jourice T. Fayne, unmarried , of record in Instrument No. 20080529-0054751, dated May 28, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010123-0006894, said Register's Office.

Easement for Ingress/Egress to Cemetery of record in Book 1115, Page 302, and Book 1101, Page 457, said Register's Office.

TVA Line Easements of record in Book 2338, Page 406; Book 4446, Page 423; and Book 4535, Page 351, said Register's Office.

Sanitary Sewer Easement of record in Instrument 20001030-0107415, said Register's Office.

PUD Boundary of record in Instrument 20000207-0012630, said Register's Office.

Charter for Homeowner's Association of record in Instrument 20010531-0056381, said Register's Office.

Water Main Easements of record in Book 8358, Pages 91 and 94, and Book 8197, Page 288, said Register's Office.

Grant of Easements of record in Instrument 20000906-0088271 and Instrument 20000906-0088272, said Register's Office.

Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20010531-0056382 and Instrument 20031111-0164945, said Register's Office.

Tonya Talley and Tonya Talley Woods being one and the same person.

unimproved ☐
This is improved ☒ property, known as 7508 West Winchester Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 17th day of August, 2020.

Tonya Talley Woods
Tonya Talley Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 17th day of August, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.