WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/27/2023
(AFFIX SEAL)

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-CD-638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey D Woodard and Victoria R Woodard	CMG Financial	03316000100
(NAME)	(NAME)	
918 Sun Valley Dr.	3160 Crow Canyon Rd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon. CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 487877 **DEEDWARR**
10/02/2020 08:35:49 AM 2 pgs
Fees: $13.00 Taxes: $1,330.15

20201002-0113837

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Nine Thousand Five Hundred And No/100 Dollars ($359,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY D WOODARD AND VICTORIA R WOODARD, HUSBAND AND WIFE, 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 Lot No. 233, on the Plan of Section Three Primrose Acres of record in Plat Book 2900, page 71, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Sun Valley Properties, LLC, by Warranty Deed, from Lawrence Kemp Dunaway and Richard Neil Dunaway and David Lynn Dunaway and Kathryn Diane Bradley Ollis, heirs at law of Ralph Herman Dunaway, dated June 12, 2020, recorded June 19, 2020, of record in Instrument No. 20200619-0065435, Register's Office for Williamson County, Tennessee.

Previously being the same property conveyed to Ralph H. Dunaway and wife, Jean Ray Dunaway, by Warranty Deed, from Wright and Sadler, Inc., recorded November 1, 1960, of record in Book 3157, page 557, Register's Office for Davidson County, Tennessee. Jean Ray Dunaway predeceased husband, Ralph H. Dunaway, on April 11, 2010, and property vested as Ralph H. Dunaway as surviving tenant by the entireties.

Property is also known as 918 Sunvalley Drive and 918 Sun Valley Drive, Madison, TN 37115.

unimproved ☐
This is improved ☒ property, known as 918 Sun Valley Dr., Madison, TN 37115
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 20 day of August, 2020.

Sun Valley Properties, LLC

BY: _____
Jonathan Jones
Member

BY: _____
Whitney Jones
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah Tram, a Notary Public of said State and County aforesaid, personally appeared Jonathan Jones and Whitney Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Sun Valley Properties, LLC, the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by themselves as Members

Witness my hand and official seal at Franklin, Tennessee this 20 day of August, 2020.

My Commission Expires
Commission Expires: October 21, 2020

_____
Notary Public