Karen Johnson Davidson County
Batch# 500177 DEEDWARR
10/22/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201022-0122734

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2020.

Notary Public
MY COMMISSION EXPIRES: 7-5-2021
File No. G20-10743

DANIEL L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jamie Patrice Woodruff (NAME)	Volunteer Mtg. Loan Servicing (NAME)	108-4-164
909 Waggoner Ct. E. (STREET ADDRESS)	PO Box 305170 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5170 (CITY) (STATE) (ZIP)	

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, **Douglas L. Gibson and Shirley J. Gibson, Trustees of The Future Unlimited Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Patrice Woodruff , a single 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:

Being Lot No. 122-A on the Plat of the Zone Lot Division, Section Six, Patio Villa, as of record in Plat Book 6250, Pages 570 and 571 and amending in Plat Book 6250, page 489, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Future Unlimited Trust, a trust dated October 12, 2017 by Deed dated October 12, 2017 from Douglas Gibson and wife, Shirley Gibson, recorded November 22, 2017, in Instrument Number 20171122-0120060, Regsiter'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. Restrictions as recorded in Book 6555, page 576, Register's Office for Davidson County, Tennessee.
2. Affidavit of Trust in Instrument No. 20171122-0120059, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 570-571 and amended plat in Book 6250, page 489, Register's Office for Davidson County, Tennessee.
4. Deed of conveyance for sanitary sewer in Book 7748, page 436, Register's Office for Davidson County, Tennessee.
5. Deed of conveyance for water mains in Book 7748, page 488, Register's Office for Davidson County, Tennessee.

The 2020 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 909 Waggoner Court East, Nashville, TN 37214.

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 16th day of October, 2020.

The Future Unlimited Trust

By: _____
Douglas L. Gibson, Trustee

By: _____
Shirley J. Gibson, Trustee

STATE OF Alabama
COUNTY OF Calhoun }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Douglas L. Gibson and Shirley J. Gibson, Trustees of The Future Unlimited Trust dated October 12, 2017, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of October, 2020.

_____
Notary Public

My Commission Expires: 6/2/2024

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

