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Karen Johnson Davidson County
Batch# 515073 DEEDWARR
11/12/2020 10:08:02 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80
20201112-0133104

WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

MST 2020-1757

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Woodhull and Sarah Woodhull	New Owner	
(NAME)	(NAME)	147-10-0-119.00
626 Watsonwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Jose F. Piedrahita, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Woodhull and Sarah Woodhull, husband and wife, as community property.,** 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. 207 on the Plan of Plan of Whispering Hills, Section II-A of record in Plat Book 2331, Page 132, 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 Jose F. Piedrahita by Warranty deed from Brian M. Becker and wife, Kimberly P. Becker of record in Instrument No. 20150615-0056887 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 15, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2542, Page 505, in the Register's Office for Davidson County, Tennessee.

This property, known as 626 Watsonwood Dr., Nashville, TN 37211
(House Number) (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

Witness my/our hand(s) this 10th DAY OF NOVEMBER, 2020.

Jose F. Piedrahita by LisPiedrahita, my Attorney-in-Fact

Jose F. Piedrahita by LisPiedrahita my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lis Piedrahita, Attorney-in-Fact for Jose F. Piedrahita, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jose F. Piedrahita, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 10th day of November, 2020.

Notary Public

My Commission Expires: 4/24/2023

