THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 521741 DEEDWARR
11/25/2020 01:37:42 PM 2 pgs
Fees: $13.00 Taxes: $2,101.60

20201125-0138487

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Taylor H. Wood and Susan L. Wood 505 Banshire Court Brentwood, TN 37027	SWBC 9311 San Pedro Avenue Ste 100 San Antonio TX 78216	172-09-0A-096.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alice C. Myers and husband, Joseph B. Myers**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Taylor H. Wood and Susan L. Wood, husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 96, on the Plan of Section Two, Banbury Crossing, of record in Plat Book 9700, Pages 605-609, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alice C. Myers and husband Joseph B. Myers, by Warranty Deed from Lynn M. Kehler, an unmarried person, of record on June 5, 2007, at Instrument No. 20070605-0066998, Davidson County Register of Deeds.

This property is commonly known as 505 Banshire Court, Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-20-505

Witness our hands, this 18th **day of November, 2020:**

Joseph B. Myers
Joseph B. Myers

Alice C. Myers
Alice C. Myers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph B. Myers** and **Alice C. Myers,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18 day of November, 2020.

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$505,000.00~~ $568,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18th DAY OF November, 2020:

Notary Public

My Commission Expires: _____

BRIANNA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024