Karen Johnson Davidson County
Batch# 546512 DEEDWARR
01/05/2021 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210105-0001609

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131688

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2020.

Notary Public
My Commission Expires: 03/17/24

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cynthia L. Woodward, Taleeah M. Cross 2504 Polo Place Nashville TN 37211	New Owner	Tax Parcel ID No. 172 15 0A 259.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Ann Carden and Christopher T. Carden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia L. Woodward, unmarried and Taleeah M. Cross, unmarried**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Section Thirteen, Holt Woods, of record in Plat Book 9700, Pages 598 and 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Ann Carden and husband, Christopher T. Carden, by Warranty Deed from Claridge Builders Co., LLC, of record in Book 11173, Page 908, in the Register's Office of Davidson County, Tennessee, dated October 23, 1998 and recorded on October 28, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Thirteen, Holt Woods, as recorded in Plat Book 9700, Page(s) 598 and 599.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Addition to Bradford Hills, as recorded in Plat Book 7900, Page(s) 668.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22, as amended in Instrument No. 20190624-0060843; and Book 10800, Page 575.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 585.

Joint Roadway Use and Maintenance Agreement as set forth in instrument recorded in Book 5707, Page 706, as amended in Book 5720, Page 183.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10584, Page 124.

This is improved property located at 2504 Polo Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2020.

Amy Ann Carden

Christopher T. Carden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Ann Carden and Christopher T. Carden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2020.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

True Copy Certification

I, Russell J. McCann, 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 Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021