WARRANTY DEED

Karen Johnson Davidson County
Batch# 579328 DEEDWARR
02/26/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210226-0024468

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-16-2024

(AFFIX SEAL)

LISA GROOM NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joshua Graham and Meghan Moreo	SEND TAX BILLS TO: Encore Bank	MAP-PARCEL NUMBERS
(NAME) 5727 Morrow Road	(NAME) 1801 Rahling Road, Ste. 100	091060W00300CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Little Rock, AR 72223	
(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, **Dwayne J. Wootson and Allison C. Wootson, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Graham, Meghan Moreo**, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 3 as shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Morrow Gardens, a Horizontal Property Regime pursuant to the Provisions of the Tennessee Horizontal Property Act as contained in Tennessee Code Annotated Section 66-207-010, et seq. of record in Instrument No. 20151120-0118081, as corrected in Instrument No. 20160104-0000155, and amended in Instrument No. 20160628-0065582, Register's Office fro Davidson County, Tennessee, and Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20160915-0097196, recorded simultaneously herewith, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dwayne J. Wootson and Allison C. Wootson, husband and wife by Warranty Deed from Morrow Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160915-0097197, Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 15, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5727 Morrow Rd. Nashville, TN 37209 (unimproved)

(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 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.

Witness my hand this 19th day of February, 2021.

Dwayne J. Wootson

Allison C. Wootson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dwayne J. Wootson and Allison C. Wootson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2021.

Notary Public

My Commission Expires: 7-5-21

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

