WARRANTY DEED

Karen Johnson Davidson County
Batch# 595828 DEEDWARR
03/19/2021 03:41:17 PM 2 pgs
Fees: $13.00 Taxes: $875.05

20210319-0036919

DM-SB-CR-21-210

LEE A. COHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Boyd	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
210 Cumberland Trace	**12001 N. Central Expressway, Suite 750**	**073 16 0A 210.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASEY M WOODS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT BOYD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 210, on the Plan of Cumberland Trace, as shown by plat appearing of record in Plat Book 5200, Page 724, revising plat of record in Plat Book 5200, Page 700, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Casey M. Woods, an Unmarried Woman, by Warranty Deed from Michael Harbinak and Lori J. Collins, Husband and Wife, of record in Instrument No. 20160930-0103077, in the Register's Office of Davidson County, Tennessee, dated September 23, 2016 and recorded on September 30, 2016. (Value or consideration shown in aforementioned deed $155,000.00)

This conveyance is subject to:

- 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 Cumberland Trace, as recorded in Plat Book 5200, Page(s) 724, revising plat of record in Plat Book 5200, Page 700.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cumberland Trace, as recorded in Plat Book 5200, Page(s) 639.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6218, Page 528 and amended in Instrument No. 20040405-0038158 and Instrument No. 20090825-0080066.
- Easement for Right to Use Water and Ingress and Egress, recorded in Book 635, Page 618.
- Easement for Well, recorded in Book 1126, Page 461.
- Easement for Right to use Spring and Reservation of the Right to use Water from a well with Ingress and Egress, recorded in Book 1422, Page 179.
- Easement for 20-Foot Roadway, recorded in Book 1878, Page 164.
- Easement for Flowage, recorded in Book 2203, Page 189.

• Easement for Cheatham Lock and Dam Project on the Cumberland River, recorded in Book 2281, Page 177.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4373, Page 83.

• Easement for Ingress and Egress, Cultivation and for Sewer Lines, Taps and Connections, recorded in Book 6113, Page 475.

• Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116288.

• Easement for Broadband Communications Services, recorded in Instrument No. 20130517-0050098.

• Easement recorded in Book 2753, Page 60; Book 3571, Page 194; Book 4215, Page 423 and Book 6081, Page 854.

• Rules and Regulations of the Cumberland Trace Homeowners' Association recorded in Instrument No. 20151103-0112087 and corrected in Instrument No. 20151110-0114516

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Cumberland Trace, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19th DAY OF MARCH, 2021.

Casey M Woods

Casey M Woods

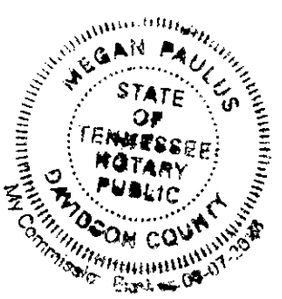
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY M WOODS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212