THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $419,000.00. Affiant Subscribed and sworn to before me this 1st day of June, 2021. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36297-05-2021**	

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Karen Johnson Davidson County
Batch# 650024 DEEDWARR
06/04/2021 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,550.30
20210604-0075319

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christine Anne Deere, Victor Winslow Deere 5389 Windypine Drive Nashville, TN 37211	New owner	Map and Parcel No.: 172030A10800CO

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 **Kathryn Todd Barbee, married, formerly known as Kathryn T. Menefee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Anne Deere and Victor Winslow Deere, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5389 Windypine Drive, Nashville, TN 37211.

The subject property has never been the marital residence of the Grantee.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of May, 2021.

Kathryn Todd Barbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn Todd Barbee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of The Woodlands Phase 1 Section 1, as of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn T. Menefee, unmarried by Warranty Deed from Chad C. Baker, a single man recorded on 03/17/05 as Instrument Number 20050317-0029701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 172030A10800CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for The Woodlands, of record in Book 7334, page 109, Book 7408, page 250 as amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224 as re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to The Woodland Homeowners Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the P.U.D. boundary plat of record in Book 6900, page 497, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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