Karen Johnson Davidson County
Batch# 665243 DEEDWARR
06/25/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210625-0086729

WARRANTY DEED

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: May 9, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Valerie Mohler Woodbury	CMG Mortgage, Inc. dba CMG Financial	177 00 0 022.00
(NAME)	(NAME)	
103 Fox Hunt Point	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Deryl Jon Bauman and wife Phyllis Ann Bauman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Valerie Mohler Woodbury and James Thomas Woodbury, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot 12 on the Plan of Fox Hollow Farms of Record in Book 9700, Page 292, Register's Office for Davidson County, Tennessee, located on the west side of State Route 96 and more particularly described as follows:

Beginning at a point in the west line of Fox Hollow Farm, said point being south 02 deg. 30' 12" west 98.36 feet from the northwest corner of said Fox Hollow Farms; thence south 55 deg. 13' 28" east, 719.27 feet to the true point of beginning of said Lot 12; thence north 76 deg. 14' east, 260.00 feet to a point; thence south 00 deg. 11' 55" east 545.49 feet to a point; thence south 61 deg. 20' 20" west 570.35 feet to a point; thence north 61 deg. 14' 06" west 50 feet to a point; thence north 21 deg. 29' 17" east 790.03 feet to the true point of beginning and more fully described in Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, revised by Exhibit "A" to Amendment No. 1 in Book 9048, Page 590 and further revised by Exhibit "A" to Amendment No. 3 in Book 9137, Page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deryl Jon Bauman and wife, Phyllis Ann Bauman by Warranty Deed from Brian K. Hallmark and wife, Elizabeth F. Hallmark, dated 05/29/2003 and recorded 06/04/2003, of record in Instrument 200306040076778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 9700, Page 292, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 8960, Page 252, and amended in Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, and Book 8353, Page 806, Instrument 200201030001120 and Instrument 200502160017867, Register's Office for Davidson County,

Tennessee. Easement for Ingress and Egress and Utilities, of record in Book 8916, Page 345, and Corrected in Book 8960, Page 247, Register's Office for Davidson County, Tennessee. Easement of record in Book 9233, Page 202, Register's Office for Davidson County, Tennessee. By-laws of Fox Hollow Farms Homeowners Association of record in Instrument 200201030001121, and Instrument 200207100083032, Register's Office for Davidson County, Tennessee. Charter of Fox Hollow Farms Homeowners Association of record in Book 8960, Page 251, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 103 Fox Hunt Point, Nashville, TN 37221
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day of June, 2021 .

Deryl Jon Bauman

Phyllis Ann Bauman

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 Deryl Jon Bauman and Phyllis Ann Bauman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June, 2021.

Notary Public: Kimberly D Hicks
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)