Karen Johnson Davidson County
Batch# 674780 DEEDWARR
07/12/2021 10:28:19 AM 2 pgs
Fees: $13.00 Taxes: $4,671.25
20210712-0093194

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

CRT File No. 210635729

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or [illegible] for this transfer is: $1,262,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 2021.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 1-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Herman E. Norfleet, III and Julie Irene Norfleet 4007 General Bates Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-0H-002.00 CO

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, **Keith Woodley and Dacia Woodley, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Herman Edwin Norfleet, III, and Julie Irene Norfleet, husband and wife** ("Grantees"), their 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 Unit No. "B" on the plan of General Bates Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of General Bates Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080414-0037514, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KEITH WOODLEY AND WIFE, DACIA WOODLEY, by deed from GENERAL BATES LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080922-0096358, dated September 19, 2008, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 132-01-0H-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20080414-0037514, said Register's Office.

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99, said Register's Office.

This is improved property located at 4007 General Bates Drive Nashville TN 37204

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 9th day of July, 2021.

Keith Woodley

Dacia Woodley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Woodley and Dacia Woodley, 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 9th day of July, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021