Karen Johnson Davidson County
Batch# 686824 DEEDWARRSP
07/30/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,632.33
20210730-0102631

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,170.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 2, 2024 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MEGAN PHILLIPS DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: TN-21-07671

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Woodroof and Carlie Woodroof, husband and wife 3316 Longstalk Road Antioch, TN 37013	William Woodroof and Carlie Woodroof, husband and wife 3316 Longstalk Road Antioch, TN 37013	182150B20300CO

For and in consideration of the sum of Four Hundred Forty-One Thousand One Hundred Seventy And No/100 Dollars ($441,170.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Meritage Homes of Tennessee Inc., an Arizona corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William Woodroof and Carlie Woodroof, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona corporation by Warranty Deed dated February 15, 2017, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20180216-0015337, Register's Office for Davidson County, Tennessee.

This is improved ✍ 3316 Longstalk Road, Antioch, TN 37013

This conveyance is subject to: (i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and community facility assessments (if applicable); that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable).

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 29 day of July, 2021.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____
Eric Van Schaik
Vice President - Finance

State of Tennessee
County of Williamson

I, Danielle Chandler, a Notary Public for the said County and State, do hereby certify that Eric Van Schaik personally appeared before me this day and acknowledged that he is the Vice President - Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 29 day of July, 2021.

_____ Notary Public

_____
Notary's Printed or Typed Name

My Commission Expires:
4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, **PENNY Y. RAY**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 29 day of July, 2021.

Penny Y. Ray

Penny Y. Ray | Escrow Assistant

July 29, 2021

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **DANIELLE CHANDLER**, a Notary Public for this county and state, **PENNY Y. RAY**, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 29 day of July, 2021.

Danielle Chandler

Notary Public

My commission expires on: 4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(seal)

MY COMMISSION EXPIRES:
APRIL 10, 2022