Karen Johnson Davidson County
Batch# 760429 DEEDWARR
11/24/2021 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20211124-0155974

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $585,000.00.

Affiant

Subscribed and sworn to me on 17th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 5/22/2023

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35318

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bryan Garrett Moody and Catherine Paige McNeill 222B Peachtree Street Nashville, TN 37210	Legacy Home Loans LLC 4004 Hillsboro Pike Ste 216B Nashville, TN 37215	119-01-0J-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WOODPLEX GP**, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRYAN GARRETT MOODY, unmarried man, and CATHERINE PAIGE MCNEILL, unmarried woman, tenants in common with right of survivorship**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 222 Peachtree Cottages, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of 222 Peachtree Cottages, a Horizontal Property Regime with Private

Elements of record as Instrument No. 20201028-0125375, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Woodplex, GP, by Warranty Deed from Elam's Housing Rentals, LLC, a Tennessee limited liability company, of record as Instrument No. 20201014-0119233, dated October 9, 2020, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantees.**
2. **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 as Instrument No. 20201028-0125375, Register's Office for Davidson County, Tennessee.**
3. **Right-of-Way Easement of record as Instrument No. 20201230-0154758, Register's Office for Davidson County, Tennessee.**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 17th day of November, 2021.

WOODPLEX GP,
a Tennessee general partnership

BY: WILLIAM F. SNYDER
ITS: PARTNERSHIP REPRESENTATIVE

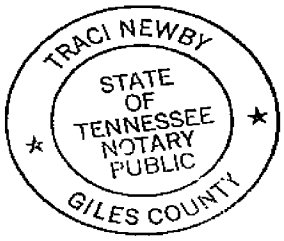
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partnership Representative of Woodplex GP, a Tennessee general partnership, the within named bargainor, and that he as such Partnership Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Partnership Representative.

Witness my hand and seal, this 17th day of November, 2021.

Traci Newby
Notary Public, State of Tennessee

My Commission Expires: 05/22/2023



Tennessee Certification of Electronic Document

I. John L. Bisby, 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 November 17, 2021 (date of document).

Affiant Signature

November 18, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY