THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 843501 DEEDWARR
04/21/2022 11:38:22 AM 2 pgs
Fees: $13.00 Taxes: $965.70
20220421-0046236

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Laura Beth Bond 5025 Hillsboro Pike, 14U Nashville, TN 37215	"NEW OWNER"	131-01-0D-103.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Julie Wooters and David Wooters, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura Beth Bond, an unmarried woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 103** also known as Apartment # 14-U on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's Office of said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5200, page 325, amended in Book 5616, page 133, and in Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Wooters, unmarried and Julia Wooters, married as tenants in common with right of survivorship by Warranty Deed from Stacia S. McKeegan, a married woman and Brian McKeegan, her husband, of record in instrument number 20070227-0024292, dated on February 26, 2007 and recorded on February 27, 2007, Register's office for said County.
Being further conveyed to Julia Wooters and David Wooters, a married couple by Quitclaim Deed from Jennifer Wooters (also known as Jennifer Williams) and Julia Wooters, a married person, of record in instrument number 20140325-0024459, dated March 25, 2014 and recorded on March 25, 2014, Register's Office for said county.

This is property commonly known as 5025 Hillsboro Pike, 14U, Nashville, TN 37215
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 19TH **day of April, 2022:**

Julie Wooters
Julie Wooters

David E Wooters
David Wooters

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 **David Wooters and Julie Wooters,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of April, 2022:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$261,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 19 DAY OF April, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON