Karen Johnson Davidson County
Batch# 930634 DEEDWARR
10/17/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,530.32
20221017-0113422

Name and Address of New Owner:
Andrew Woods and Elizabeth Woods
106 Hillsboro Place, UNIT 106
Nashville, TN 37215

Send Tax Bills To:
First Community Mortgage, Inc
2162 Robert Rose Drive, Suite 200
Murfreesboro TN 37129
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 117-03-0C-106-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lilac, Inc.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Woods and Elizabeth Woods, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being all of Unit No. 106, as specified on the plat shown in the Master Deed, on the Plan of Hillsboro Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Place Condominiums, of record in Book 6244, page 394 and as amended in Book 6285, page 209, and further amended in Instrument No. 20170515-0048155, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Hillsboro Place Condominiums, for placement of Units, as shown on Plat Book 5200, page 725, as amended in Plat Book 5200, page 757 & 758, said Register's Office, for a more complete and accurate description of said unit.

Being the same property conveyed to Lilac., Inc by deed dated November 15, 2021 from John Mitchell Peck, a single person, recorded in Instrument No. 20220114-0006055 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of October, 2022.

Lilac, Inc.

By: _____ (SEAL)
Kathryn McDaniel, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kathryn Mcdaniel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Managing Member of Lilac, Inc. the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Lilac, Inc. by herself as Managing Member.

Witness my hand, at office, this 11 day of October, 2022.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $413,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11 day of October, 2022

Notary Public
My commission expires: _____
File No. 2022-5236-VM

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Bridgette N. Anderson, do hereby make oath that I am 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 10/11/22 (date of document).

Bridgette N. Anderson
Affiant Signature

10/17/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of October, 2022.

TONJA P. RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tonja P. Rodgers
Notary Signature

My Commission Expires: 2/24/2026