# WARRANTY DEED

Karen Johnson
Batch # 1121495
04/10/2024 02:25:01 PM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20240410-0025537

STATE OF TENNESSEE
WILLIAMSON COUNTY
NOTARY PUBLIC
My Commission Expires on 03/16/2026

BS-BR-24-306A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Patrick Garner and Meghan Garner** | **Mortgage Investors Group** | |
| (NAME) | (NAME) | **119-05-0D-001.00-CO** |
| **306 A Lutie Street** | **8320 East Walker Springs Lane** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210-4947** | **Knoxville, TN 37923** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WOODPLEX GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK GARNER AND MEGHAN GARNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 306 Lutie Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for 306 Lutie Cottages, a Horizontal Property with Private Elements, at Instrument No. 20201028-0125380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 in Instrument No. 20201014-0119233 Register's Office for Davidson County, Tennessee, dated October 9, 2020 and recorded on October 14, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201028-0125380, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 139, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201023-0123347, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **306 A Lutie Street, Nashville, Tennessee 37210-4947**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 5th DAY OF APRIL, 2024.

Woodplex GP

BY: _____
William F. Snyder
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, signing for WOODPLEX GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of WOODPLEX GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of April, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212