Box 43

BOOK 11027 PAGE 662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 1998.

Notary Public

MY COMMISSION EXPIRES: 5-26-2002

(AFFIX SEAL)

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGNE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Jason MacPherson	Countrywide Home Loans, Inc.	129-12-48
(NAME)	(NAME)	
1015 Percy Warner Blvd.	155 North Lake Avenue	07DA 36064
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randall R. Woodard, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Jason MacPherson and wife, Elizabeth E. MacPherson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, TN, BEING Lot No. 265 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13, and 14, as amended in Book 3766, Page 351, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate legal description thereof.

BEING the same property conveyed to Randall S. Woodard, unmarried by deed from Albert Hale Hooper, III and wife, Tina H. Kaufman Hooper of record in Book 10110, Page 9 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1015 Percy Warner Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 15th day of July, 1998.

Randall R. Woodard

Tabiatha R. Woodard

0464633
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5872 07/20 0101 03CHECK 788.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11027 PAGE 663

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named * Randall R. Woodard, an unmarried person, 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.

* Tabiatha R. Woodard

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 1998.

Commission expires: 5/26/2002

Shelly A. Gardner

Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 664

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 788.00
CHECK 788.00

07/20/98 01 16:09 0001 5872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464633
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1321547