WARRANTY DEED

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Suite B-105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean C. Woodbury	Sean C. Woodbury	Map: 162-16-A
(NAME) 13 Hickory Court	(NAME) 13 Hickory Court	Parcel: 56 CO
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030427

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, I, **Vivian Pinkley, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sean C. Woodbury, unmarried and Robert Woodbury and wife, Tina Woodbury**, 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. :

Being Unit No. 13, in Building II, Hickory Hollow Condominiums (formerly Mill Creek Club Condominium Association), Phase I, Section I, recorded in Book 4860, page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vivian Pinkley, unmarried, by deed from Dudley E. Rushing and recorded in Book 9933, page 431, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 13 Hickory Court, Nashville, TN 37013

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of February, 2003.

Vivian Pinkley

Davidson County DEEDWARR
Recvd: 03/11/03 10:30 2pgs
Fees:13.00 Taxes:255.30

20030311-0031783

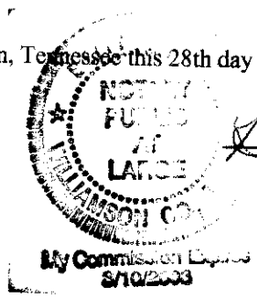
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Vivian Pinkley, unmarried, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 28th day of February, 2003.

Commission expires: 3/10/03



Notary Public