WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 01/06/04 15:45 1pgs
Fees:13.00 Taxes:482.50

20040106-0002135

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 125,000.00

Tanya Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/30/03

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya Cowan	SAME	060-02-162.00
(NAME)	(NAME)	
3008 Creekwood Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	SAME	
(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, **Kevin R. Woods (Son),**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanya Cowan unmarried, and Clifford Davis unmarried,**, 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, Tennessee being Lot #148 on the plan of Parkwood Estates, Section 1, as of record in Book 2900, Pages 119 & 120, Register's Office for Davidson County, Tennessee.
Said Lot #148 fronts 75 feet on the westerly side of Creekwood Drive, and extends back 141.1 feet on the southerly line and 144.8 feet on the northerly line, to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Kevin R. Woods (Son), by Deed from Helen B. Rekart (Mother) dated, 01/14/00 of record in Instrument No. 200001140005247, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3008 Creekwood Dr., Nashville, TN 37207

(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 our/my hands this 12/30/03.

Kevin R. Woods (Son)
Kevin R. Woods (Son)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Kevin R. Woods (Son) the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 12/30/03.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public