Davidson County DEEDWARR
Recvd: 09/15/04 09:15 2pgs
Fees:13.00 Taxes:784.40

20040915-0111116

WARRANTY DEED

FILE BOX 19B
04-09-001-D

State of TENNESSEE)
County of DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

E. M. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH day of September, 2004

Notary Public

My Commission Expires: 3/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ERIC M. WOODS AND NAUNINE J. WOODS	Mortgage Lenders of America	155-08-0-E
(NAME) 7325 Olmstead Drive	(NAME) 8400 W. 110th Street	009.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CAROLYN C. PEGRAM, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC M. WOODS AND WIFE, NAUNINE J. WOODS**, hereinafter called the Grantee(s), 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 No. 9, FINAL PLAT RESUBDIVISION OF BELLEVUE HIGHLANDS, a Planned Unit Development, PHASE I, of record in Instrument No. 20010202-0010398, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to CAROLYN C. PEGRAM, UNMARRIED, by Deed from THE JONES COMPANY OF TENNESSEE, L.L.C., Dated October 31, 2003, of record in Instrument No. 20031105-0162487, Register's Office for Davidson County, Tennessee.

BEING Part of the same property conveyed to THE JONES COMPANY OF TENNESSEE, L.L.C., by QUITCLAIM Deed from THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., Dated DECEMBER 31, 2002, of record in Instrument No. 20030102-0000058, and SPECIAL WARRANTY Deed from D. R. HORTON, INC., Dated September 29, 2000, of record in Instrument No. 20000102-0097164, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of RESUBDIVISION BELLEVUE HIGHLANDS, PHASE I, of record in Book 11592, Page 670, and By-Laws of record in Book 11592, Page 707, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 7325 Olmstead Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 8th day of September, 2004.

Carolyn C. Pegram
CAROLYN C. PEGRAM

STATE OF Arkansas)
COUNTY OF Benton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CAROLYN C. PEGRAM, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bentonville, Arkansas, this 8 day of September, 2004.

My Commission Expires: 7/2/2009

Beverly A. Jacobus
Notary Public

OFFICIAL SEAL
BEVERLY A. JACOBUS
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMM. EXPIRES 7 / 2 /2009