WARRANTY DEED

BRENDA ANNE WILSON NOTARY PUBLIC FOR STATE OF TENNESSEE DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: Sept 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Woodyard, Jr.	AmSouth Bank	59-5-12
(NAME)	(NAME)	
4921 Vistaview Drive	530 Metroplex Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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,

Frankie Harp Jr., and wife, Lavonzetta R. Harp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Edward Woodyard, Jr.,

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 No. 117 on the Plan of Buena Vista Estates, Section II, as of record in Book 3842, page 257, Register's Office for said County.

Being the same property conveyed to Frankie Harp, Jr. by quitclaim deed from Frankie Harp, Jr. et ux, Jeraldine E. Harp through Carol L. Solomon, Trustee, dated February 20, 1986 of record in Book 7389, page 283, Register's Office for Davidson County, Tennessee.

Lavonzetta R. Harp hereby joins in this conveyance in order to convey any right she may have in the property by virtue of her marriage to Frankie Harp, Jr.

unimproved ☐
This is improved ☒ property, known as 4921 Vistaview Drive, Nashville, TN 37218
(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 hand this 14th day of February, 2005.

Davidson County DEEDWARR
Recvd: 03/03/05 13:49 2 pgs
Fees:13.00 Taxes:318.20
20050303-0023623

Frankie Harp Jr.
Frankie Harp Jr.

Lavonzetta R. Harp
Lavonzetta R. Harp

STATE OF TENNESSEE

COUNTY OF CHEATHAM

I hereby certify that on this 14th day of February, 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Frankie Harp, Jr. and Lavonzetta R. Harp known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Pleasant View, Tennessee this 14th day of February, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

