WARRANTY DEED

File Number: 60238

Davidson County DEEDWARR
Recvd: 10/11/06 13:35 2 pgs
Fees:13.00 Taxes:436.60
20061011-0126408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX ~~May 23, 2009~~)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yara M. Cuen	Suntrust Mortgage, Inc.	58-11-179.00
(NAME)	(NAME)	
537 Judd Drive	201 4th Ave. N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37219	
(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, Ronald L. Woodard, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yara M. Cuen, 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 Lot No. 104, on the Plan of Royal Hills, Section 3, of record in Book 4860, Page 47, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

~~Being the same property conveyed to Michael Bond by quitclaim Deed from Lorena R. Bond, dated October 3, 2003,~~ of record in ~~Book 11248, Page 711, Register's Office for said County. See also deed of record in Book 7191 Page 429,~~ said ~~Register's Office~~

Being the same property conveyed to Ronald L.Woodard, a married man, by deed from Michael Bond, dated October 3, 2003, of record in Instrument No. 20031007-0148354, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 537 Judd 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 29th day of September, 2006.

9/29/06

Ronald L. Woodard

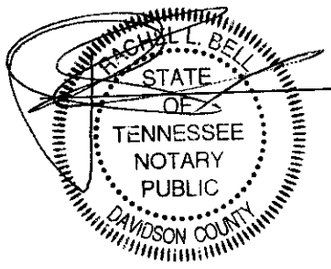
STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2006.

Commission expires:

MY COMMISSION EXPIRES: May 23, 2009



Notary Public