WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Mary Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Brown	SAME	150-16-A-70.00
(NAME)	(NAME)	
2837 Windcrest Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

S & D Dynamic Properties, LLC

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

Mary Brown, 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 No. 53 on the Plan of Section Two, Windhaven Shores, of record in Instrument No. 20031210-0176853, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to S & D Dynamic Properties by Quitclaim Deed from Terry Woodard and Mamie Lois Woodard, recorded on 2/27/06 in Instrument No. 20060227-0022409, Register's Office for Davidson County, Tennessee. Previously, being the same property conveyed to Terry Woodard and wife, Mamie Lois Woodard by Warranty Deed from TF Home, LLC, recorded on 8/17/04 in Instrument No. 20040817-0099400, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2837 Windcrest Drive, Antioch, 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 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 17th day of November, 2006.

S & D Dynamic Properties

By: Donald Woods
Donald Woods, President

Sandra L. Turner
Sandra L. Turner, Vice-President

Davidson County DEEDWARR
Recvd: 11/22/06 09:43 2 pgs
Fees:13.00 Taxes:810.30

20061122-0144945

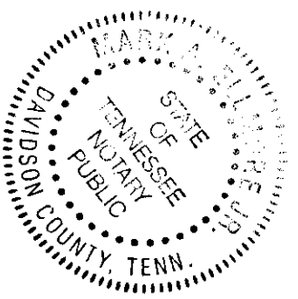
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Mark A. Ellmore, Jr., a Notary Public of said County and State, personally appeared Donald Woods and Sandra L. Turner, known to me (or satisfactorily proven) and who, upon oath, acknowledged themselves to be the President and Vice-President, respectively, of S & D Dynamic Properties, LLC, the within name bargainor, a Limited Liability Corporation, and that they as such President and Vice-President, respectively, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Corporation, by themselves as President and Vice-President, respectively.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2006.

Commission expires: May 22, 2010



Mark A. Ellmore, Jr. Notary Public