Davidson County DEEDWARR
Recvd: 03/05/07 10:13 2 pgs
Fees:13.00 Taxes:2178.30

20070305-0026583

WARRANTY DEED

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES 2-9-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Lankford	Pinnacle National Bank	131-6-F-16CO
(NAME)	(NAME)	
112 Abbeywood Drive	211 Commerce St. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37201	
(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, **Aubrey O. Woodard and Diane L. Woodard, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell Lankford and Sara S. Lankford, husband and wife**, 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. 16, on the Plan of Burton Hills Village of Abbeywood, Tract # 21, as of record in Plat Book 6900, page 223, as amended in Book 7147, page 423, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aubrey O. Woodard and Diane L. Woodard, husband and wife by General Warranty Deed from Marvin H. Haber and wife Nancy J. Haber dated April 13, 1998 of record in Book 11115, page 429, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ■ property, known as 112 Abbeywood Drive, Nashville, TN 37215
(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 hands this 27th day of February, 2007.

Aubrey O. Woodard

Diane L. Woodard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Aubrey O. Woodard and Diane L. Woodard, husband and wife**, with whom I am personally acquainted, and whom, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2007.

Commission expires: July 19, 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Justin Tatum Notary Public

My Commission Expires JULY 19,2008