WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 12:01 2 pgs
Fees:13.00 Taxes:1028.60

20070402-0038922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwaine L. Anderson	**Regions Mortgage**	**Map 103-3**
(NAME) **108 Brook Hollow Road**	(NAME) **2050 Parkway Office Circle**	**Parcel 92.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Birmingham, AL 35244**	
(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, **DONNA M. WOOD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DWAINE L. ANDERSON AND WIFE, LEILANI S. BOULWARE,** 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 1, as shown on the map entitled Resubdivision of Part of Block 19 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record as Instrument No. 20010928-0105103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Wood by deed Kay Gray married to Buddy Deford, of record as Instrument No. 20021014-0125980, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20010928-0105103 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5100 Idaho Avenue, Nashville, TN

(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 30th day of March, 2007.

Donna M. Wood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Donna M. Wood the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2007.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public