WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 10:13 3 pgs
Fees:18.00 Taxes:397.75
20070703-0079277

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: Exp. 3/21/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Wright	Freedom Mortgage Corporation	Map 162-16-A
(NAME) 13 Hickory Court	(NAME) 400 Interstate North Parkway,	Parcel 56
(ADDRESS) Antioch, TN 37013	(ADDRESS) Atlanta, GA 30339	
(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, **SEAN C. WOODBURY, UNMARRIED, AND ROBERT WOODBURY AND WIFE, TINA WOODBURY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. WRIGHT,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 13 in Building II, Hickory Hollow Condominiums (formerly Mill Creek Club Condominium Association), Phase I, Section I, of record in Plat Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sean C. Woodbury, unmarried, and Robert Woodbury and wife, Tina Woodbury, by deed dated February 28, 2003 from Vivian Pinkley, unmarried, of record in Instrument #20030311-0031783, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5050, page 103, said Register's Office; (c) Master Deed and Bylaws of record in Book 4887, page 961, Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Book 10468, page 691, Instrument #20040805-0094013 and Instrument #20050810-0094534 said Register's Office.

See Exhibit "A" from Metro Codes regarding Final Use and Occupancy.

unimproved ☐

This is improved ☒ property, known as 13 Hickory Court, Antioch, Tennessee 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 our hands this 29th day of June, 2007.

Tina Woodbury

Sean C. Woodbury

Robert Woodbury

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 Sean C. Woodbury and Robert Woodbury and Tina Woodbury, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2007.

Commission expires:



Notary Public

EXHIBIT "A"

BILL PURCELL
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING - 3RD FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

April 26, 2007

C & S CONSTRUCTION CO
1005 8TH AVENUE SOUTH
NASHVILLE, TN 37203

RE: **FINAL USE AND OCCUPANCY**
13 Hickory Ct, ANTIOCH, TN 37013
Map/Parcel No: 162160A05600CO
Building Permit: 200607018
Issued: July 25, 2006

Gentlemen:

The Department of Codes Administration and other required Metropolitan Departments has inspected the fire damaged repairs made to the existing unit 13 for Hickory Trace Apartment, at the above location.

Through routine inspections and visual observations it has been determined that the work performed substantially complies with the applicable codes and ordinances of the Metropolitan Government of Nashville and Davidson County. Therefore, we hereby approve it for **Final Use and Occupancy**. However, granting of the **Final Use and Occupancy** in no way relieves the **contractors of their** responsibility for any work performed not in accordance with applicable codes and ordinances.

Thank you for your cooperation.

Very truly yours,

Manley Biggers, P.E.
Assistant Director

MB: mkm

cc: Map/Parcel File