# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/07 09:06 3 pgs
Fees:18.00 Taxes:308.95
20070925-0114040

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
**$83,500.00.**

Affiant

Subscribed and sworn to before me this 20 day of Sept. 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER |
|---|---|---|
| John R. Woodroof | Bank of America, N.A. | 137-00-0-085.00 |
| 3524 Hobson Pike | 9000 Southside Boulevard | |
| Hermitage, TN 37076 | Jacksonville, FL 32256 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steve Chaisson, unmarried and Neal Lampley, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John R. Woodroof and Kathy W. Brown and husband, Gary W. Brown,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Beginning at a point in the center of Old Granny Wright Lane at a railroad spike, the said point being 25 feet North of the Northeast corner of a tract of land now owned by C.D. Boner; thence with the center of said Old Granny Wright Lane, South 82 degrees 59' East 69.70 feet to a railroad spike in the center of the said Old Granny Wright Lane; thence South 5 degrees 41' 04" West 675.00 feet to an iron stake in the westerly margin of the New Granny Wright Lane; thence South 7 degrees 14' 20" West 1772.22 feet to an iron stake; thence North 1 degree 41' East 855.9 feet to the beginning, Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Steve Chaisson, unmarried and Neal Lampley, married, by deed from Lynette Rhodes, unmarried and Bakers Grove, Inc., on March 20, 2007, of record in Instrument Number 20070410-0042823, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to the following:

- Taxes and assessments for the year 2007 in and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 137-00-0-085.00.
- Subject to Easements of record in Book 3835, page 282; and Book 4428, page 562, Register's Office Davidson County, Tennessee.

This is improved property known as: **2012 Bakers Grove Lane, Hermitage, TN 37076**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 20, 2007.

**Steve Chaisson**

**Neal Lampley**

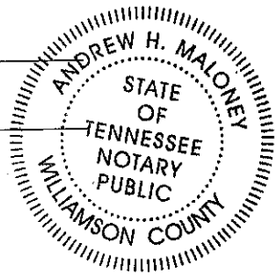
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steve Chaisson and Neal Lampley,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 20, 2007

My commission expires 8/10/11

Notary Public



I, Elizabeth Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

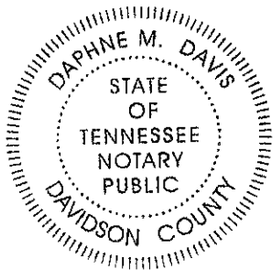
Elizabeth Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Elizabeth Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009




(Seal)