Davidson County DEEDWARR
Recvd: 10/26/07 10:17 2 pgs
Fees:13.00 Taxes:869.13
20071026-0126650

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nicola M. McConville	Fifth Third Mortgage Co.	Parcel ID:
5165 Bay Overlook Drive	5050 Kingsley Drive	097160A05300CO
Hermitage, TN 37076	Cincinnati, OH 45263	

FOR AND IN 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

Sarah M. Wooldridge and husband, Robert A. Wooldridge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nicola M. McConville

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:

BEING Lot No. 49, on the Plan of The Peninsula, Phase Two, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sarah M. Williams, an unmarried person, and Robert A. Woolridge, an unmarried person, by Limited Liability Warranty Deed from Sirva Relocation, LLC, a limited liability company, of record in Instrument 20060831-0107502, said Register's Office.

This conveyance is subject to all matters appearing on the plat of record in Plat Book 9700, page 352, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 9564, page 963, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, Book 11258, page 85, Book 10973 page 38, Book 11181, page 371, Instrument 20000822-0083193, Instrument 20030313-0033780, said Register's Office.

SARAH M. WILLIAMS IS NOW KNOWN AS SARAH M. WOOLDRIDGE

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5165 Bay Overlook Drive, Hermitage, TN 37076

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 10th day of October, 2007.

Sarah M. Wooldridge

Robert A. Wooldridge

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 Sarah M. Wooldridge and Robert A. Wooldridge, 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 this 10th day of October, 2007.

My Commission Expires: 3/9/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212