Davidson County DEEDWARR
Recvd: 04/08/08 14:52 2 pgs
Fees:13.00 Taxes:705.22
20080408-0035616

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Kimberly R. Stamper
8232 Boone Trace
Nashville, TN 37221

SEND TAX BILL TO:
Realty Mortgage Corporation
215 Katherine Drive
Flowood, MIssissippi 39232

MAP 126-15
GROUP 0B
PARCEL 232.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Robert Woodard and wife, Katrina E. Fuqua n/k/a Katrina E. Woodard,** has this day bargained and sold, and does hereby transfer and convey unto **Kimberly R. Stamper, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 126, on the Plan of Section 2, as shown on plat of record in Instrument No. 20010515-0049954 corrected in Instrument No. 20011214-0138239 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert Woodard, an unmarried man and Katrina E. Fuqua, an unmarried woman in Instrument 20020205-0015460, Register's Office for Davidson County, Tennessee.

Katrina E. Fuqua and Katrina E. Fuqua Woodard is one and the same person.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20010515-0049954 corrected in Instrument No. 20011214-0138239 and restrictions in Instrument No. 20001018-0103445 and Instrument No. 20010522-0052909 and encumbrances as may be shown of record in

the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 4th day of April, 2008.

Robert Woodard

Katrina E. Fuqua Woodard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert Woodard and Katrina E. Fuqua Woodard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of April, 2008.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 12, 2010

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $190,600.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of April, 2008.

NOTARY PUBLIC

CAROL L. McARTHUR
WILLIAMSON COUNTY, TN

My Commission Expires: July 20, 2008