WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/08 10:56 2 pgs
Fees:13.00 Taxes:529.10

20080731-0078505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2008.

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
Theresa Hope Collins	**First Horizon Home Loans dba First Tennessee Home Loans**	
(NAME)	(NAME)	**MAP 162-10**
203 Raywood Court	**2525 West End Ave.**	
(ADDRESS)	(ADDRESS)	**PARCEL 27.00**
Nashville, TN 37211	**Nashville, TN 37203**	
(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, I, **JOANNE WOODARD, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THERESA HOPE COLLINS, UNMARRIED AND FATHER, STANLEY COLLINS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. 5 on the Plan of Bakwood Heights of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 157.8 feet on the southerly margin of Raywood Court and extends back 195 feet on the westerly line and 122 feet on the easterly line to a line in the rear measuring 233.7 feet thereon.

Being the same property conveyed to Joanne Woodard, unmarried by Warranty Deed from David L. Hughes II and wife, DeeAnna Hughes, dated December 13, 2002, recorded January 8, 2003 of record in Instrument No. 20030108-0003458, 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) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 2854, page 97, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **203 Raywood Court, Nashville, TN 37211**

(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 July, 2008.

Joanne Woodard

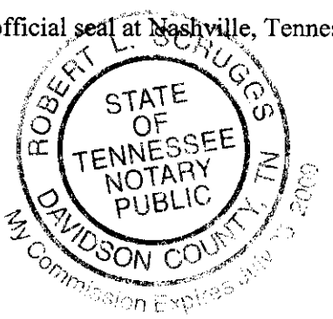
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Joanne Woodard 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 July, 2008.

Commission expires:



Notary Public