

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$106,000.00**
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31 DAY OF July, 2008.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffanie Gipson 3534 Seneca Forest Dr. #40 Nashville, TN 37217	CTX Mortgage Company 3100 McKinnon St., 11th Floor Dallas, TX 75201	Map 136.10 Group B Parcel 46

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,

Shareeah R. Woods, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tiffanie Gipson, unmarried

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 40, UNIT 40 ON THE PLAN OF CONDOMINIUM SITE OF A REVISION OF LOTS 21-32, 39 & 40 ON CONDOMINIUM SITE PLAN LOTS 21-40 SECTION FIVE PRIEST LAKE FOREST, AS SHOWN BY PLAT OF RECORD IN BOOK 6250, PAGE 49, 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 SHAREEAH R. WOODS, UNMARRIED BY DEED FROM JANET RUTH NORRIS DATED NOVEMBER 30, 2006 OF RECORD IN INSTRUMENT NUMBER 20061206-0150710, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 49, Register's Office for Davidson County, Tennessee.
2) Property is subject to Master Deed establishing a Horizontal Property Regime of Section Five, Priest Lake Forest Condominiums, of record in Book 5931, Page 645, Amend Book 6199, Page 270, Amend Book 6145, Page 435, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, in Book 5931, Page 677, including liens for assessments as provided therein, easements and restrictions as contained therein.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3534 Seneca Forest Drive, Nashville, TN 37217**
(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(s) this 31 day of July, 2008.

Shareeah R. Woods

Shareeah R. Woods

Davidson County DEEDWARR
Recvd: 08/04/08 16:04 2 pgs
Fees:13.00 Taxes:392.20

20080804-0080281

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shareeah R. Woods, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076