RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/11/08 11:52 2 pgs
Fees:13.00 Taxes:810.30

20081211-0119434

WARRANTY DEED

JASON CHAFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 05.08.2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney E. Coleman-Woodard **and** **Jared T. Woodard**	Countrywide Bank, FSB 801 Crescent Center Drive Suite 510 Franklin, TN 37067	**141-15-C-35CO**
(NAME) **6928 River Ridge Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, WE, **George F. Spencer, and Julie Spencer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney E. Coleman-Woodard, and Jared T. Woodard, wife & husband,** 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:

LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of Rolling River Estates-Phase 5, as shown on the plat of record in Book 5800, page 33, 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 George F. Spencer by Deed from Robert Douglas Nall and wife Kerry Lynn Nall, dated May 15, 2003, of record in Instrument No. 20030519-0067585, I the Register's Office for Davidson County, Tennessee,.

Julie Spencer joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to George F. Spencer.

unimproved ☐

This is improved ■ property, known as **6928 River Ridge Drive, Nashville, TN 37221**

(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 **10th day of December, 2008.**

George F. Spencer

Julie Spencer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **George F. Spencer, and wife Julie Spencer** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 10th day of December 2008.

Commission expires:

V. L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

Notary Public