Davidson County DEEDWARR
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Fees:13.00 Taxes:1472.60
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Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $398,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 13th day of February, 2009.

J Brandon Miller
Notary Public
My commission expires: 11-22-10

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Collier 1202 Woodland Street Nashville, TN 37206	New Owner	08309017100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick and wife, Sherri Elizabeth Roddick,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael Collier, an unmarried man, and Kelly Cunningham, an unmarried woman, as joint tenants in common law rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 6 on the Plan of East Edgefield, of record in Plat Book 21, Page 147, in the Register's Office, Davidson County, Tennessee, being more particular described as follow:
>
> Said Lot No. 6 fronts 51 feet on the southerly side of Woodland Street and runs back between parallel lines, 175 feet, more or less, to an alley.
>
> Being the same property conveyed to Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick by Warranty Deed from William Ray Toler and Grady Joe Toler, Devisees of the Estate of Ruth Prosser Toler, recorded in Instrument No. 20050107-0002881, in the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1202 Woodland Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 13th day of February, 2009.

Andy Roddick a/k/a Michael A. Roddick
a/k/a Michael Roddick
by Trey Cain, his attorney-in-fact

Sherri Elizabeth Roddick
by Trey Cain, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the attorney-in-fact for **Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick and Sherri Elizabeth Roddick,** the bargainor(s) executed the within instrument for the purposes therein contained as the free act and deed of Andy Roddick a/k/a Michael A. Roddick a/k/a Michael Roddick and Sherri Elizabeth Roddick. Witness my hand and official seal at Franklin, Tennessee, this the 13th day of February, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009011073

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Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds