RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) DAVIDSON COUNTY, TENN. My Commission Expires MAR. 10, 2012

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marion A. Goutte and Thibaut S. De Sablet	SunTrust Mortgage	91-11-147
5202 Indiana Ave.	1001 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James C. Woodard, II, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marion A. Goutte and Thibaut S. De Sablet, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 1105 AND 1107 OF BLOCK 160, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75, OF THE REGISTER'S OFFICE FOR SAID COUNTY.

BILL GARRETT, Davidson County
Trans:T20090021083 DEEDWARR
Recvd: 03/31/09 13:40 2 pgs
Fees:13.00 Taxes:527.25
20090331-0028889

BEING THE SAME PROPERTY CONVEYED TO JAMES C. WOODARD, II, BY DEED FROM INVESTORS DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SUWANNEE PROPERTIES, LLC A LIMITED LIABILITY COMPANY OF WYOMING, DATED NOVEMBER 22, 2005, OF RECORD IN INSTRUMENT NO. 20051123-0142014, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5202 Indiana Avenue, Nashville, TN 37209
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 27th day of March, 2009.

James C. Woodard II by Charles Caudell his Atty in Fact

James C. Woodard, II

State of Tennessee
County of Davidson

On this the 03/27/09 , before me personally appeared ~~James C. Woodard~~ Charles Caudell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James C. Woodard, II, and acknowledged that he/she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 03/27/09.

Darrell Lange

My Commission Expires: 3/10/12

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027