WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BOX 50-B ~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$512,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Woodard **Melanie Woodard**	SUNTRUST	**91-15-64**
(NAME) **5302 Nevada Avenue**	(NAME) P. O. Box 79041	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) BALTIMORE, MD 21279	
(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, **Terence A. Giffen and wife, Suzanne E. Giffen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Woodard and wife, Melanie Woodard**, 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 part of the southerly part of Block number 13 on the map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northerly margin of Nevada Avenue at a point 50 feet west of the westerly margin of 53rd Avenue North, thence westwardly 50 feet; thence northwardly and parallel with the westerly margin of 53rd Avenue North, 200 feet to an alley; thence eastwardly along the southerly margin of said alley, 50 feet; thence southwardly 200 feet to the beginning.

Being the same property conveyed to Terence A. Giffen and wife, Suzanne E. Giffen by deed from Robert Terry and Patrick Terry of record in Instrument No. 20060814-0099965 Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as **5302 Nevada 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.

Witness our hands this 29th day of May, 2009.

Terence A. Giffen

Suzanne E. Giffen

BILL GARRETT, Davidson County
Trans: T20090036209 DEEDWARR
Recvd: 06/02/09 10:48 2 pgs
Fees: 13.00 Taxes: 1894.40

20090602-0050564

STATE OF TENNESSEE

COUNTY OF DAVIDSON

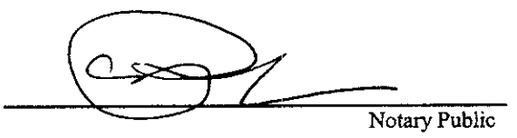
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terence A. Giffen and wife, Suzanne E. Giffen, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29TH DAY OF MAY, 2009.

Commission expires:



My Commission Expires JULY 5, 2011



Notary Public