WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: 10-18-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. Davis	SAME	08313031600
(NAME)	(NAME)	
4811 CHARLES BRANCH DR.		
(ADDRESS)	(ADDRESS)	
NASH TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091460

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of The Woodroof Family Trust**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Davis, a single person**, hereinafter called the GRANTEE, **his/her** 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. 129 on the Plan of the Lindsley Home Place, as of record in Plat Book 2, Page 92, Chancery Court at Nashville.

Said Lot No. 129 fronts 50 ft. on the northerly side of Lillian Street and runs back between parallel lines 150 ft. to an alley.

Being a portion of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of The Woodroof Family Trust by Deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, Deceased, dated January 22, 1987 and filed of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1407 Lillian, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20090064359 DEEDWARR
Recvd: 09/21/09 12:48 2 pgs
Fees:13.00 Taxes:92.50
20090921-0087740

Witness my hand this 18th day of September, 2009.

Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of The Woodroof Family Trust

Mildred W. Davis

By: Mildred W. Davis, Co-Trustee

Gloria W. Luttrell

By: Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of The Woodroof Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell, in their capacities as Co-Trustees of The Woodroof Family Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2009.

Commission expires: 10-18-2011

Sonya M Branham

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY