210020243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Woods	Franklin American Mortgage Company	15007047400
(NAME)	(NAME)	
3304 Oak Trees Court	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Franklin, TN 37067	
(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, Patricia L. Dortch and husband, Christopher M. Dortch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley M. Woods, unmarried, 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. 57-B on the Plan of Zone Lot Division, Lot No's 51, 56 & 57, Lakeshore Woods, Section 2 of record in Plat Book 6250, page 508, amending Plat Book 5200, page 608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia L. Dortch and Christopher M. Dortch, by deed of record in Instrument No. 20040413-0041423, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Patricia L. Dortch and Christopher M. Dortch by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney ofrecord in Instrument No. 20100302-0016002, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3304 Oak Tree Court, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 03/02/10 14:41 3 pgs
Fees:18.00 Taxes:285.64
20100302-0016003

Witness our hands this 26th day of February, 2010.

Patricia L. Dortch By Carolyn Adcock atty in Fa
Patricia L. Dortch by Carolyn Adcock, her attorney in fact

Christopher M. Dortch By Carolyn Adcock atty in f
Christopher M. Dortch , by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of February, 2010, before me personally appearedCarolyn Adcock, the person who executed the foregoing instrument on behalf of Patricia L. Dortch and Christopher M. Dortch and who acknowledged that she executed the same as the free act and deed of the said Patricia L. Dortch and Christopher M. Dortch, through Power of Attorney granted her by the said Patricia L. Dortch and Christopher M. Dortch.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2010.

Commission expires: 5·2·2011

KRYSTN L. HEDGES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Krystn L. Hedges
Notary Public

My Commission Expires MAY 2, 2011

CERTIFICATE OF AUTHENTICITY

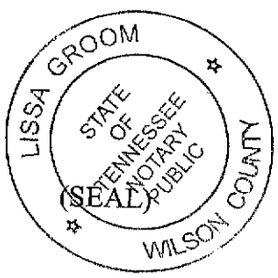
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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