BILL GARRETT, Davidson County
Trans:T20100016493 DEEDWARRSP
Recvd: 03/22/10 11:15 2 pgs
Fees:13.00 Taxes:148.00
20100322-0021162

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
507 East College Street
Dickson, Tennessee 37055
CHIC 10078

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND AND 00/100 ($40,000.00) DOLLARS, cash in hand paid by GLEN WOODARD and wife, JILL WOODARD, receipt of which is hereby acknowledged, we, BANCO POPULAR, NA, have bargained and sold, and by these presents do transfer and convey unto the said GLEN WOODARD and wife, JILL WOODARD, their heirs and assigns, a certain tract or parcel of land as follows:

A certain Condominium unit and lot in Davidson County, Tennessee, described as follows: Lot 32, Unit 20 in a Horizontal Property Regime as shown on the Plan of Phase One, Condominium Site Plan, Sections One & Two, Patio Villa, of record in Plat Book 5200, page 458, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Banco Popular, N.A. by Substitute Trustee's Deed from Brock & Scott, PLC, as Substitute Trustee, dated December 18, 2009 and of record at Instrument Number 20091221-0115680, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed establishing Horizontal Property Regime & By-Laws of record in Book 5970, Page 829 as corrected in Book 6014, Page 978 and First Amendment to By Laws of record in Book 6406, Page 799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 5200, Page 458, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Patio Villa Rules & Regulations, including homeowner's expenses and restrictions and of record in Book 7266, Page 827, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Dept of Water and Sewage Services for water mains and sanitary sewers of record in Book 6165, Page 747, Book 6021, Page 914, Book 6165, Page 742 and Book 6021, Page 919, in the Register's Office of Davidson County, Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GLEN WOODARD and wife, JILL WOODARD, their heirs and assigns, forever.

AND the Grantor, for itself, its heirs, executors and administrators does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, the above bargained premises in the quiet and peaceable possession of said Grantee, their heirs and assigns, against all and every

person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise.

IT WITNESS WHEREOF, the Grantor has caused its corporate name to be hereto subscribed by its duly authorized officer as and for the 18th day of March, 2010.

BANCO POPULAR, NA

BY: _____

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared S. McCarr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself/herself to be the SR V.P. of BANCO POPULAR, NA, the within named bargainor, and that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said S. McCarr as SR V.P.

WITNESS MY HAND and official seal at office in said County this 18th day of March, 2010.

ASHLEY MARIE OROZCO NOTARY PUBLIC STATE OF TEXAS EXPIRES 6-21-2012

Ashley Marie Orozco
NOTARY PUBLIC

My Commission Expires: 6/21/2012

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2010.

_____
NOTARY PUBLIC

My Commission Expires: July 24, 2013

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. July 24, 2013

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Tax Map 108070A020.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. GLEN WOODARD

P.O Box 999
WHITE BLUFF TN
37187