WARRANTY DEED

DAVE ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 4/16/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jacob M. Wilson	Mortgage Investors Group	Parcel ID:
208 Bonnaridge Drive	8320 East Walker Springs Ln; Ste 200	07509011400
Hermitage, TN 37076-1117	Knoxville, TN 37923	

FOR AND IN 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

Barney L. Woodard, Sole Heir of the Estate of Mona Mai Woodard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jacob M. Wilson and Beth Harrison-Wilson, husband and wife
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:

BEING Lot No. 270, on the Plan of Hermitage Hills, Section Two (Revised), of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Roy J. Woodard and wife, Mona Mai Woodard by deed from R. B. Woodroof and wife, Margrette D. Woodroof, of record in Book 3434, Page 445, Register's Office for said County. The said Roy J. Woodard having predeceased Mona Mai Woodard. Mona Mai Woodard died intestate on May 6, 2007, leaving as Sole Heir the Grantor herein. See also Probate #07P-1218 in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 3096, Page 5, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 112, said Register's Office.

Mona Mai Woodard and Mona Mae Woodard being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 208 Bonnaridge Drive, Hermitage, TN 37076-1117

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 my hand this 14th day of April, 2010.

Estate of Mona Mai Woodard

BY: Barney L Woodard

Barney L. Woodard, Sole Heir

BILL GARRETT, Davidson County
Trans:T20100022531 DEEDWARR
Recvd: 04/16/10 08:45 2 pgs
Fees:13.00 Taxes:414.40

20100416-0028614

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 Barney L. Woodard, Sole Heir of the Estate of Mona Mai Woodard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Heir of the Estate of Mona Mai Woodard and as such Sole Heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2010.

My Commission Expires: 11/7/10

Notary Public

