WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2010.

Steven T. Morris
Notary Public

MY COMMISSION EXPIRES: JULY 8, 2013
(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
Sherrie R. Hudson	SUBC MORTGAGE CORP.	
(NAME) 1724 OROLAY PLACE	(NAME) 1616 WESTGATE CIR., #211	09405003800
(ADDRESS) NASHVILLE TN 37206	(ADDRESS) BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100611

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, we, **Mildred W. Davis, and Gloria W. Luttrell, in their capacities as Co-Trustees of The Woodruff Family Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sherrie R. Hudson**, 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. :

Being Lot No. 117 on the Plan of Shelby Heights of record in Plat Book 3106, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion 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 of record in Book 7115, page 912, in the Register's Office for Davidson County, Tennessee, dated January 22, 1987.

unimproved ☐

This is improved ☒ property, known as 908 South 13th Street, Nashville, TN 37206

(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 we do covenant with the said GRANTEE 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 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.

Witness our hands this 2nd day of July, 2010.

Mildred W. Davis
Mildred W. Davis, Co-Trustee

Gloria W. Luttrell
Gloria W. Luttrell, Co-Trustee

BILL GARRETT, Davidson County
Trans: T20100041378 DEEDWARR
Recvd: 07/06/10 15:13 2 pgs
Fees: 13.00 Taxes: 210.90

20100706-0052924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mildred W. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Trust made and declared the 5th day of February, 1969 by Hettie Woodroof, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 2nd day of July, 2010.

My Commission Expires: JULY 8, 2013

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Gloria W. Lutrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of the Trust made and declared the 5th day of February, 1969 by Hettie Woodroof, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 2nd day of July, 2010.

My Commission Expires: JULY 8, 2013

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013