BILL GARRETT, Davidson County
Trans:T20100044937 DEEDWARR
Recvd: 07/22/10 13:40 2 pgs
Fees:13.00 Taxes:777.00

20100722-0057504

SHEARON W. HALES
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this Transaction is $210,000.00

Kennda Watkins
Affiant

Sworn to and subscribed before me this 19 day of July, 2010

Shearon W. Hales
NOTARY PUBLIC

My Commission expires 7-21-2013

THIS INSTRUMENT WAS PREPARED BY:
Shearon W. Hales, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
Louie F. Woods and Janice L. Woods 421 Cedar Forest Drive Nashville, TN 37221	**Louie and Janice L. Woods** 5117 Creasy Joelton, TN 37080	02100038200

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNDA J. WATKINS**, a single man, hereinafter called the Grantor, has bargained and sold, and does transfer and convey unto **LOUIE F. WOODS** and **JANICE L. WOODS**, as husband and wife, hereinafter called the Grantees, their heirs successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Located in Davidson County, Tennessee, Lot No. 38 on the Plat of Morgan Estates, Section Three, as shown on plat of record in Plat Book 9700, Page 38, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Kennda J. Watkins by deed recorded in Book 11432, Page 60, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 2010 taxes and/or assessments, which have been prorated and assumed by the Grantee.
2. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.
3. Utility and Drainage Easements, building setback lines and other matters as shown on plat o record in Plat Book 9700 Page 38, Register's office of Davidson County, Tennessee, which are incorporated herein by reference.
4. Restrictive Covenants affecting the subject property of record in Book 9859, Page 820, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference.
5. Charter of Morgan Estates of record in Book 9624, Page 363, Register's Office of Davidson County, Tennessee.
6. Easement to Metropolitan Nashville Davidson County, Tennessee of record in Book 10179, Page 66, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 5117 Creasy Drive, Joelton, TN 37080

This deed was prepared from Title insurance commitment dated July 9, 2010 prepared by Security Title & Escrow Company, LLC.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, **Louie F. Woods and Janice L. Woods**, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind

Grantor, his heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this 19 day of July, 2010.

Kennda J. Watkins

KENNDA J. WATKINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Shearon W. Hales, the undersigned Notary Public in and for said County and State, the within named grantor, **Kennda J. Watkins** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 19 day of, July, 2010.

Shearon W. Hales

Notary Public

My commission expires : 7-21-2013

SHEARON W. HALES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.