# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110001626 DEEDWARR
Recvd: 01/07/11 11:28 2 pgs
Fees:13.00 Taxes:203.50
20110107-0002224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 3, 2012

**THIS INSTRUMENT WAS PREPARED BY**
William Timothy Hill, Attorney at Law

201 Fourth Ave North Ste 1800, Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jacky L. Winters** | **Jacky L. Winters** | 061.10-0.098.00 |
| (NAME) | (NAME) | |
| 4101 Saunders Avenue | 4101 Saunders Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | Nashville, Tennessee 37216 | |
| (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, Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees, U/A/D September 16, 1998, of the Woodson Joint Revocable Living Trust Agreement and any Successors in Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jacky L. Winters, a Single Person, hereinafter called the Grantee, their heirs and assigns, a Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the map of W.C. Hagan's Re-Subdivision of Lots Nos. 59, 60,109, and 110 Maplewood Heights, of record in Book 974, Page 51, Register's Office for said County.

Said Lot No. 1 fronts 100 feet on the northerly side of Virginia Avenue and runs back between parallel lines along the westerly margin of Saunders Avenue, 190 feet to the southerly line of Lot No. 58.

Being the same property conveyed to Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees, U/A/D September 16, 1998, of the Woodson Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Deed from Peggy Elaine Brosius Woodson, individually, dated November 12, 2010 of record at Instrument No. 20110104-0001123, Register's Office of Davidson County, Tennessee, and by Scrivener's Affidavit, dated January 4, 2011 of record at Instrument No.20110105-0001207, Register's Office of Davidson County, and by deed of correction, dated January 6, 2011 of record at Instrument No. 20110107-0002223 Register's Office of Davidson County.

This is improved property commonly known as: 4101 Saunders Ave, Nashville, Tennessee 37216.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4101 Saunders Ave, (House Number) (Street) Nashville, Tennessee (P.O. Address) (City or Town) 37216 (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, his 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 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, his 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.

RBW
PEBW

Witness our hands this 6th day of January, 2011.

Raymond E. Woodson and/or Peggy Elaine Brosius Woodson, Trustees, U/A/D September 16, 1998, of the Woodson Joint Revocable Living Trust Agreement and any Successors in Trust

BY: Raymond E Woodson, Trustee
Raymond E. Woodson, Trustee

BY: Peggy Elaine Brosius Woodson, Trustee
Peggy Elaine Brosius Woodson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Raymond E. Woodson and Peggy Elaine Brosius Woodson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of January, 2011.

WILLIAM TIMOTHY HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

Notary Public

My Commission Expires: _____

**RETURN TO:**

**WILLIAM TIMOTHY HILL**
**ATTORNEY AT LAW**
**PRICE, HILL & KOLARICH**
**201 FOURTH AVE NORTH STE 1800**
**NASHVILLE, TN 37219**