BILL GARRETT, Davidson County
Trans:T20110015747 DEEDWARR
Recvd: 03/17/11 08:42 2 pgs
Fees:13.00 Taxes:660.45

20110317-0020836

ADDRESS NEW OWNER:
Russell Sims and wife,
Sophia Lee
1601 Lischey Avenue
Nashville, TN 37207

SEND TAX BILL TO:
Bank of America
PO BOX 650070
Dallas TX 75265

MAP & PARCEL NOS.:
71-12-0-2(

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Carrie G. Woolpert, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Russell Sims and Sophia Lee, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Final Plat Subidivision of A Part of Lot No. 4 William White Lands of record in Instrument No. 20090706-0062833, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Carrie G. Woolpert, unmarried, from Marcelle Carter, unmarried, by Warranty Deed recorded on April 2, 2007, in Instrument No. 20070402-0038752, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1601 Lischey Avenue, Nashville, TN 37207**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Instrument No. 20090706-0062833, said Register's Office, and all matters therein; 3) Any restrictions or easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of March, 2011.

Carrie G. Woolpert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Carrie G. Woolpert, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **15th** day of **March 2011.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1102-020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $178,500.00.

Affiant

Subscribed and sworn before me this 15th day of March, 2011.

Notary Public
My Commission Expires: 9/3/2012

GINA R. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY