WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110031899 DEEDWARR
Recvd: 05/31/11 08:24 2 pgs
Fees:13.00 Taxes:453.25
20110531-0041003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Oliver M.	Fifth Third Mortgage Company	76-5-162
(NAME)	(NAME)	
4729 Ashley Way	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cincinnati, OH 45227	
(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, **Dena K. Woodard and spouse, Ron Woodard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly Oliver**, 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: M.

Land in Davidson County, Tennessee. Being Lot no. 10 on the Plan of Ashley Place, as of record in Book 7900, page 123 and amended by Surveyor's Certificate of Correction of record in Book 8307, page 239, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more correct and accurate legal description. Plat reference erroneously referred to in previous deeds as Book 8307, page 232.

Being the same property conveyed to Dena K. Edens, married by deed from Carolyn L: Hundley, a single person of record in Instrument No. 20040322-0032155 and further conveyed to Dena K. Edens by Quitclaim Deed from Paul Dennis Edens, II (pursuant to the Final Decree of Divorce), of record in Instrument No. 20040622-0073360, Register's Office for Davidson County, Tennessee. The said Dena K. Edens has since married and is now known as Dena K. Woodard.

Ron Woodard, husband of the said Dena K. Woodard, joins in this conveyance for the purpose of conveying any and all right, title and interest that he may now have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4729 Ashley Way, Hermitage, TN 37076**

(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 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 20th day of May, 2011.

Dena K. Woodard

Ron Woodard

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 Dena K. Woodard and Ron Woodard, the bargainors, with whom I am personally acquainted or 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 Nashville, Tennessee this 20TH DAY OF MAY, 2011.

Commission expires: 7/5/2011

Shannon Philbin Notary Public

