Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110032685 DEEDWARR
Recvd: 06/02/11 09:36 2 pgs
Fees:13.00 Taxes:399.23
20110602-0042019

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $107,900.00

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

James E. Woods
Affiant

Subscribed and sworn to before me, this 26th day of May, 2011.

Ryan T
Notary Public
My commission expires: 1-27-2013

06-1104-74215

Address of New Owner:	Send Tax Bills to:	Tax Information
Dinah R. Knowlton	cash	074-08-0207.00
7034 Bonnamere Drive	NEW OWNER	
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Woods and wife, Sandra Woods, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dinah R. Knowlton, an unremarried widow, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1036, on the Plan of Section Ten, Hermitage Hills, of record in Plat Book 3600, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Woods, married, by deed from Anthony W. Jenkins and wife Sherri Y. Shelton Jenkins, dated June 28, 1996, recorded July 5, 1996, of record in Book 10112, Page 526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7034 Bonnamere Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 26th day of May, 2011.

James E. Woods

Sandra Woods

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Woods and Sandra Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of May, 2011.

Notary Public

My Commission expires 1-27-2013

