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BILL GARRETT, Davidson County
Trans:T20110033645 DEEDWARR
Recvd: 06/06/11 10:31 3 pgs
Fees:18.00 Taxes:2649.20
20110606-0043108

THIS INSTRUMENT PREPARED BY: ALEN D. LENTZ **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $716,000.00. × Mia N. Rankin Affiant Subscribed and sworn to before me, this 3rd day of June, 2011. KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires NOV. 7, 2011

Address New Owner As Follows: Mia N. Rankin 4334 Coral Way Nashville, TN 37204	Send Tax Bills To: SAME	Map-Parcel Number: 13205014400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUTHER WOOTEN AND SPOUSE, NICOLE WOOTEN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MIA N. RANKIN**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A lot or parcel of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the southerly 75 feet of the westerly part of lot No. 17 and that part of Park Avenue immediately west of same on the map of Glendale Park, as of record in Book 57, page 141, Register's Office for said county, described together as follows

Beginning on the westerly line of Glendale Park, at the southwest corner of the property conveyed to Bert T. DeVasure and wife, Eudell DeVasure, by deed from Delmer Luster and wife, of record in Book 1416, page 494, said Register's Office; thence with the southerly boundary line of said DeVasure property, easterly 210 feet to a point; thence at right angles, southeasterly 210 feet to a point; thence at right angles, southwardly 75 feet to a point in the line between lots No. 17 and 24, westwardly and crossing said Park Avenue, in all 210 feet to a point in the easterly line of said Glendale Park; thence with the easterly line

of said Glendale Park, northwardly 75 feet to the beginning. And Also conveyed without warranties of the title is southeasterly portion of General Bate Drive (formerly known as Park Avenue) which lies immediately adjacent to subject property, as closed by Ordinance No. BL 2001-830, Metropolitan Government of Nashville and Davidson County, Tennessee.

Being the same property conveyed to Luther Wooten and spouse, Nicole Wooten, by deed from Daniel L. Leanse, unmarried, by deed dated September 2, 2010, recorded on September 7, 2010, of record as Instrument No. 20100907-0070903, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 141, Register's Office for Davidson County, Tennessee.

3. Subject to any easements retained by Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance No. BL 2001-830, closing General Bate Drive, aka Park Avenue.

This is improved property known as: **4334 Coral Way, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3rd day of June, 2011.

Luther Wooten

Nicole Wooten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUTHER WOOTEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2011

(Seal)

Notary Public

My Commission Expires:

GEORGE W. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

435661.1/200738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NICOLE WOOTEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2011

(Seal)

Notary Public

My Commission Expires:

