BILL GARRETT, Davidson County
Trans:T20110035102 DEEDWARR
Recvd: 06/13/11 10:54 2 pgs
Fees:13.00 Taxes:353.35
20110613-0045050

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Barbara Sullivan
Affiant

Subscribed and sworn to before me, this 9TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT R. LEWIS, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany M. Pack, an umarried woman and Douglas Pack Jr. and Jane L. Pack, husband and wife	First Community Mortgage, Inc.	04108004200
	(NAME)	
1161 Old Hickory Blvd.	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Barbara Sullivan, unamrried and Nancy Hunt, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tiffany M. Pack, an umarried woman and Douglas Pack Jr. and Jane L. Pack, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT APPROXIMATELY 992.2 FEET FROM THE WEST MARGIN OF STATE HIGHWAY NO. 11, SAID POINT BEING ON THE SOUTHERLY SIDE OF OLD HICKORY BOULEVARD; THENCE IN A WESTWARDLY DIRECTION 167.4 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 263.6 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 270.5 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION 236.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH B. WOODALL AND WIFE, HELEN G. WOODALL BY DEED FROM JOHN T. HARGIS, RECORDED 01/52 IN BOOK 2105, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOSEPH B. WOODALL AND HELEN F. WOODALL HAVING SINCE DIVORCED AND THE INTEREST OF JOSEPH BROOKS WOODALL WAS VESTED TO HELEN MCCORD WOODALL PURSUANT TO FINAL DECREE OF RECORD IN BOOK 4686, PAGE 966, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN M. WOODALL HAVING SINCE DIED TESTATE AS EVIDENCE BY WILL IN #05P723 PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS DEVISED TO BARBARA SULLIVAN A TWO THIRDS UNDIVIDED INTEREST AND NANCY HUNT A ONE THIRD UNDIVIDED INTEREST.

HELEN G. WOODALL AND HELEN MCCORD WOODALL BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO 2011 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1161 Old Hickory Blvd., Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 9th day of June, 2011.

Barbara Sullivan

Barbara Sullivan

Nancy Hunt

Nancy Hunt

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Sullivan and Nancy Hunt, the herein bargainor, 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, this the 9th day of June, 2011.

Notary Public

ROBERT H. LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072