WARRANTY DEED

G-VRES-11-6096

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Jan Woodie
Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-16-11

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA D. HERRIN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan C. Woodie	SUNTRUST MORTGAGE, INC.	
6096 Hagars Grove Pass	401 COMMERCE ST., SUITE 6100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	NASHVILLE, TN 37219	98-10-A-41.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PATRICIA STROHMEIER, A SINGLE WOMAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAN C. WOODIE AND MARSHALL WOODIE, WIFE AND HUSBAND, hereinafter called the Grantee(s), 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, BEING LOT 24, HAGARS GROVE, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050708-0079562, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA STROHMEIER, A SINGLE WOMAN BY WARRANTY DEED FROM FRANK BATSON HOMES, INC., RECORDED ON THE 31ST DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060131-0011864, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF HAGARS GROVE OF RECORD IN INSTRUMENT NO. 20050708-0079562; CONVENANTS, CONDITONS AND RESTRICTIONS OF RECORD IN BOOK 20040603-0065607; CHARTER OF RECORD IN INSTRUMENT NO. 20040618-0072535; EASEMENTS OF RECORD IN INSTRUMENT NO. 20030603-0075394 AND 20030827-0124251; QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20081230-0123440 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 6096 Hagars Grove Pass, Hermitage, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20110057740 DEEDWARR
Recvd: 09/16/11 14:45 2 pgs
Fees: 13.00 Taxes: 703.00
20110916-0072146

Witness my/our hand(s) this 15th day of September, 2011.

Patricia Strohmeier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Strohmeier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903