Davidson County DEEDWARR
Recvd: 10/04/11 14:46 2 pgs
Fees:13.00 Taxes:584.60
20111004-0076961

WARRANTY DEED

G-CBB-11-2140

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Leslie A. Woodard		
2140 Freeman Lane (ADDRESS)	**SEND TAX BILL TO:** BANK OF AMERICA, NA 101 SOUTH TRYON STREET CHARLOTTE, NC 28255	53-9-B-151.00 CO
Madison, TN 37115 (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 STEPHANIE RANDLE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE A. WOODARD, UNMARRIED, 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 163, CUMBERLAND STATION AT WILSON CAMP, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20041018-0124620, 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 STEPHANIE RANDLE BY WARRANTY DEED FROM RANDALL PHILLIPS HOMES, L.L.C., RECORDED ON THE 23RD DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050823-0100215, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE ON PLAT OF RECORD IN INSTRUMENT NO. 20041018-0124620; COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN GENERAL WARRANTY DEED OF RECORD IN BOOK 10585, PAGE 496; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20011015-0112096, AMENDED IN INSTRUMENT NO. 20031030-0159798, SUPPLEMENTED IN INSTRUMENT NO. 20020722-0087864, RE-RECORDED AT INSTRUMENT NO. 20020919-0114056; 20031030-0159799, 20040213-0017394, 20041115-0136853, 20041115-0136852, 20060213-0017249, 20061024-0131768 AND 20061024-0131769; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20011017-0113082; DEED OF CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20041115-0136855; AND STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20031114-0166975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2140 Freeman Lane, Madison, Tennessee 37115
(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.

Witness my/our hand(s) this 30th day of September, 2011.

Stephanie Randle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie Randle, 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 30th day of September, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012

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

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE