BILL GARRETT, Davidson County
Trans:T20110065336 DEEDWARR
Recvd: 10/19/11 10:25 2 pgs
Fees:13.00 Taxes:451.40
20111019-0081284

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 11360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY TWO THOUSAND AND 00/100 ($122,000.00) DOLLARS, cash in hand paid by DEBORAH C. MCHAFFIE, receipt of which is hereby acknowledged, we, GLEN WOODARD and wife, JILL WOODARD, have bargained and sold, and by these presents transfer and convey unto the said DEBORAH C. MCHAFFIE, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Unit No. 1124, together with carport No. 1124-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, Page 359 and 360, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, Page 526 and amended at Instrument No. 20050504-0050172, said Register's Office.

Being the same property conveyed to Glen Woodard and wife, Jill Woodard by Special Warranty Deed from Federal National Mortgage Association, dated April 19, 2011 and of record at Instrument No. 20110505-0034492, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions, Reservations, Easements and all terms and conditions as set forth in Master Deed 5794, Page 526 and as amended at Instrument No. 20050504-0050172, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 5200, Slide 359-360, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of General George Patton Road and Sawyer Brown Road.

This conveyance is subject to a Lien of Assessment in favor of Homeowners as set forth in Master Deed of record in Book 5794, Page 526 and as amended at Instruement No. 20050504-0050172, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement in favor of USA/TVA, and of record in Volume 2274, Page 547, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DEBORAH C. MCHAFFIE, her heirs and assigns, forever. And we do covenant with the said DEBORAH C. MCHAFFIE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

title to said land to the said DEBORAH C. MCHAFFIE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 17th day of October, 2011.

GLEN WOODARD

JILL WOODARD

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, GLEN WOODARD and wife, JILL WOODARD, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: July 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $122,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

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Tax Map 142 09 0D 033.00 ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
Ms. DEBORAH C. MCHAFFIE
1124 General George Patton Road
Nashville, TN 37221