**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20120003061 DEEDWARR
Recvd: 01/13/12 08:57 2 pgs
Fees:13.00 Taxes:330.78
20120113-0003544

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2012

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lyn Noland Rollins | PrimeLending, A PlainsCapital Company | 05206008500 |
| (NAME) | (NAME) | |
| 828 Neelys Bend Road | 18111 Preston Road #900 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Dallas, TX, 75252 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael B. Woods and wife, Jennifer M. Woods**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lyn Noland Rollins** and Thomas Edward Rollins, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 76 and 77 on the Plan of Section I, Madison Heights, of record in Book 1424, Page 6, Register's Office for said County described as follows:

Beginning at a point on the westerly margin of Tahlena Avenue, at the common corner of Lots 75 and 76; Thence with the line between said lots, westwardly 388.3 ft. to a point in the easterly line of Lots 21; thence northerly with the easterly line of Lots 21, 22, 23 and 24, 25 296 ft. to the southerly margin of Neely's Bend Road; thence with the margin of said road, eastwardly 448 ft. to the beginning of a curve; thence along said curve, southeastwardly 39.27 ft. to a point in the westerly margin of Tahlena Avenue thence with the margin of said Avenue, southwardly 172.6 ft. to the beginning.

Included in the above legal description, but expressly excluded there from is that potion of land conveyed to Don J. Fenn and wife, Sienna B. Fenn, as tenants by the entirety, by Warranty Deed from Nattie Lousie Washer Bandy, a single person, dated November 28, 1984, recorded November 28, 1984, of record in Book 6434, page 690, Register's Office for Davidson County, Tennessee, describe as follows:

Land in the tenth (10th) Councilman District of Davidson County, Tennessee, being Lot 2 of the Resubdivision of Lots 76 & 77, Madison Heights Subdivision, Section 1, of record in Book 6050, Page 119, Register's Office, for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod on the southerly margin of Neeley's Bend Road, being the common corner of Lot 1 an Lot 2; thence with said Road South 70 deg. 40' or East 131.88 feet to an iron rod; thence with a curve to the right with a radius of 25.00 feet and an arc of 39.49 feet, a chord bearing and distance of South 25 deg. 32' 42' East 35.51 feet to an iron rod on the westerly margin oh Tahlena Avenue; thence with said Avenue South 19 deg. 42' J6' West 39.10 feet to an iron pipe; thence with a curve to the left with a radius of .96 feet and an arc of 125.36 feet, a chord bearing and distance of South 13 deg. 42' 16' West 125.13 feet to an iron pipe at the northeasterly corner of Lot 75; thence

North 82 deg. 34' 33' West 172.14 feet to an iron rod; thence North 19 deg. 12, 01' East 224.00 feet to the point of beginning, containing 0.75 +/- acres, more or less.

Being the same property conveyed to Michael B. Woods and wife, Jennifer M. Woods, by Warranty Deed from Mattie L.W. Bandy, unmarried, dated June 15, 2007 and filed of record on June 20, 2007 and filed of record on June 20, 2007 in Instrument Number 20070620-0073691, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 828 Neelys Bend Road, Madison, TN 37115

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 simple, has 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 our hands this **10th** day of **January, 2012**

**Michael B. Woods**

**Jennifer M. Woods**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Michael B. Woods and Jennifer M. Woods**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **January, 2012**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY