Box 13
#17079

BILL GARRETT, Davidson County
Trans:T20120050891 DEEDWARR
Recvd: 07/11/12 10:02 2 pgs
Fees:13.00 Taxes:543.90
20120711-0060752

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Nicole Dittrich
231 Sailboat Drive
Nashville, TN 37217

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Lane #200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 149-04-0
PARCEL 247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Marcia S. Woodcock, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole Dittrich,** 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows: Lot No. 620 on the Plan of Section 13, Edge-O-Lake Estates, which appears of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Marcia S. Woodcock, a married person, by Special/Limited Warranty Deed, from Federal Home Loan Mortgage Corporation, dated December 7, 2010 and filed of record in Instrument No. 20110104-0001194, Register's Office for Davidson County, Tennessee.

This is investment property, not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4268, Page 302; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4175, Page 33, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **231 Sailboat Drive Nashville, TN 37217.**

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, 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 our hands this 6th day of July, 2012.

Marcia S. Woodcock

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marcia S. Woodcock, married, the bargainor(s) 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 6th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $147,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: _____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/5/2014
Davidson County