Bov 36

This instrument prepared by:
and return to

Fearnley & Califf, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of August, 2012, by and between Mona Holt, married and Wendi McConnell, unmarried, party of the first part, and Cindy Wooten and Michael Wooten, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 9 on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being all or part of the same property conveyed to Mona Holt and Wendi McConnell, by virtue of that certain Quit Claim Deed dated January 13, 2012, at Instrument No. 20120125-0006816 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has been used for investment purposes only and never as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mona Holt by Wendi McConnell
Mona Holt, by Wendi McConnell,
Attorney In Fact
Attorney in Fact

Wendi McConnell
Wendi McConnell

BILL GARRETT, Davidson County
Trans:T20120061284 DEEDWARR
Recvd: 08/16/12 14:11 2 pgs
Fees:13.00 Taxes:573.50

20120816-0073585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August , 2012, before me personally appeared Wendi McConnell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Mona Holt and acknowledged that she executed the same as the free act and deed of the said Mona Holt

WITNESS my hand and official seal at office this 14th day of August, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Michael Wooten and Cindy Wooten
Tax Parcel No	181020A00900CO
Property Address:	8200 Lenox Creekside Drive Cane Ridge, TN 37013
MAIL TAX BILLS TO:	2038 Newfield Road Germantown, TN 38139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of August, 2012.

Notary Public

My Commission Expires:_____

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE