This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120095693 DEEDWARR
Recvd: 12/14/12 10:03 2 pgs
Fees:13.00 Taxes:536.50
20121214-0115202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 10th day of December, 2012.

Notary Public
My commission expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shannon N Sullivan 405 Seneca Ct. Nashville, TN 37214	New Owner	96-9-17

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES MICHAEL WOODRUFF, EXECUTOR OF THE ESTATE OF AND BERTHA MAE GARCIA, and CHARLES MICHAEL WOODRUFF , INDIVIDUALLY, ROBERT L. GARCIA, SR., INDIVIDUALLY, SANDRA MAE SMITH, INDIVIDUALLY, SHIRLEY KAY FERRY, INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHANNON N SULLIVAN AND ROBERT A DENNING, ** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

** as tenants in common

Land in Davidson County, Tennessee, being Lot No. 210 on the Map of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.

Said Lot No. 210 fronts 100 feet on the southerly side of Seneca Court and runs back 148.1 feet on the easterly line and 157.5 feet on the westerly line, to a dead line on which it measures 62 feet.

Being the same property conveyed to Charles Woodruff, Jr. and wife, Bertha Mae A. Woodruff by deed from R.L. Freeman and Grady Woodson, Jr. dated March 1, 1957, of record in Book 2641, page 183, said Register's Office.

The said Charles Woodruff, Jr. having since died on March 25, 1982.

The said Bertha Mae A. Woodruff and Bertha Mae Garcia are one in the same.

Bertha Mae Garcia died February 20, 2012 leaving a Last Will and Testament probated under Probate Number 12P-724, in the Probate Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 405 Seneca Ct., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of December, 2012.

Estate of Bertha Mae Garcia

Charles Michael Woodruff, Executor — EXECUTOR

Charles Michael Woodruff

Robert L. Garcia, Sr.

Sandra Mae Smith

Shirley Kay Ferry

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles Michael Woodruff, and Robert L. Garcia, Sr., Sandra Mae Smith and Shirley Kay Ferry , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of December, 2012.

My commission expires: 4/16/13

Notary Public

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Michael Woodruff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the Executor of the within named bargainor, a Estate of Bertha Mae Garcia, and that HE, as such Executor , executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Bertha Mae Garcia by the said Charles Michael Woodruff as such Executor .

Witness my hand and official seal this 10th day of December,2012.

My Commission Expires: 4/16/13

Notary Public

DAVE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY