WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 07108113
(AFFIX SEAL)

R-VRES-13-1534

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Mullins	New owner	
1534 Hamden Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		161-06-0A-015.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHERRY WOOD AND ELLIOTT R. WOOD, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANN MULLINS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 15 ON THE PLAN OF OAKHILL TOWNHOMES, PHASE 1, AS SHOWN AS EXHIBIT "A-1" TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASMENTS FOR OAKHILL TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20070614-0071397, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHERRY WOOD AND HUSBAND, ELLIOTT R. WOOD BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20080604-0057161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 28, 2008 AND RECORDED ON JUNE 4, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20070705-0080241; INSTRUMENT NUMBER 20070614-0071397; INSTRUMENT NO. 20080325-0030014; INSTRUMENT NO. 20080709-0070601; INSTRUMENT NUMBER 20080908-0092190; INSTRUMENT NUMBER 20070404-0040188 AND INSTRUMENT NO. 20070205-0014422; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1534 Hamden Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130019366 DEEDWARR
Recvd: 03/11/13 08:58 2 pgs
Fees:13.00 Taxes:658.60
20130311-0023634

Witness my/our hand(s) this 8th day of March, 2013.

Cherry Wood by Elliott R. Wood as Attorney in Fact

Cherry Wood by Elliott R. Wood as Attorney in Fact

Elliott R. Wood

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Elliott R. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cherry Wood and who acknowledged he/she/they executed the same as the free act and deed of the said Cherry Wood.

Witness my hand and official seal, this the 8 day of March, 2013.

Notary Public
My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Elliott R. Wood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8 day of March, 2013.

Notary Public
My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903