Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My commission expires: 5/5/15

02-1209-48067

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gigi Woodruff 26 Fawn Creek Pass Nashville TN 37214	New Owner	122-01-0-A-238.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa D. Miller, unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gigi A. Woodruff, an unmarried woman, hereinafter called the Grantees, their successors 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 Unit No. 13, together with the appurtenant interest in the common elements of Woodland Point Townhomes Phase Three, a horizontal property regime established by Declaration, of record in Instrument No. 20001011-0101044, Register's Office for said Davidson County, Tennessee, said Unit being depicted on Exhibit C to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Woodland Point Phase I First Revision of record in Instrument No. 20000713-0069314, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa D. Miller, an unmarried woman by deed from Centex Homes, a Nevada General Partnership, dated October 30, 2002, recorded November 4, 2002, of record in Instrument No. 20021104-0134854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 26 Fawn Creek Pass, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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:T20130047353 DEEDWARR
Recvd: 06/06/13 13:02 2 pgs
Fees:13.00 Taxes:499.50
20130606-0057617

WITNESS my hand this 31st day of May, 2013.

Lisa D. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa D. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of May, 2013.

State of Tennessee at Large

My Commission expires 1/19/14

