WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

B-PR-13-7277

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL) 7-6-15

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
Megan K. Woodward	Suntrust Mortgage	
7277 Charlotte Avenue, #238 (ADDRESS)	(NAME) PO Box 79041 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Baltimore, MD 21279 (CITY) (STATE) (ZIP)	114-08-0C-053.00

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 SHELBY B. STRICKLAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MEGAN K. WOODWARD, 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. 50 ON THE PLAN OF WEST PARK PHASE 2, ESTABLISHED BY A MASTER DEED FOR WEST PARK HOMEOWNERS ASSOCIATION, INC., OF RECORD IN INSTRUMENT NUMBER 20040304-0024541, AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS FOR WEST PARK HOMEOWNERS' ASSOCIATION, INC. OF RECORD IN INSTRUMENT NUMBER 20041221-0151636, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SET OUT ON THE PLAN OF PHASE 2 OF RECORD AS INSTRUMENT NUMBER NO. 20041112-0136248, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SHELBY B. STRICKLAND BY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES OF RECORD AT INSTRUMENT NO. 20050923-0114383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 22, 2005 AND RECORDED ON SEPTEMBER 23, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 7277 Charlotte Avenue, #238, Nashville, Tennessee 37209
(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:T20130056449 DEEDWARR
Recvd: 07/02/13 16:04 2 pgs
Fees:13.00 Taxes:795.50

20130702-0068555

Witness my/our hand(s) this 28th day of June, 2013.

Shelby B. Strickland

Shelby B. Strickland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelby B. Strickland, the within named bargainor, 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 the 28th day of June, 2013.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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