NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Charles P. Davis 4811 Drakes Branch Rd Nashville, Tn. 37218	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map 094-01-0-208.00	

BILL GARRETT, Davidson County
Trans:T20130067746 DEEDWARR
Recvd: 08/07/13 11:39 2 pgs
Fees:13.00 Taxes:92.50
20130807-0082782

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL,** Individually and as Co-Trustees with Full Powers to Sale of the Woodroof Family Trust have this day bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES P. DAVIS**, a single person, his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 156, as shown on the map entitled Payne, Blakemore and Cummings' Addition to Nashville, of record as Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 156 fronts 50 feet on the easterly side of South 13th Street and runs back between parallel lines 153 feet, more or less, to an alley.

Being the same property conveyed to A. R. WOODROOF and wife, HETTIE WOODROOF, by deed from CECIL YOUNG DUKE and wife, ADA H. DUKE, of record in Book 3678, page 161, dated February 11, 1964, said Register's Office. The said A.R. Woodroof having since died, leaving the said Hettie Woodroff as the surviving tenant by the entirety. The said Hettie Woodroof having since died on or about May 24, 1973, leaving a Last Will and Testament, which was filed in the Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 58614, Davidson County, Tennessee. The said Will devised the subject property to MILDRED W. DAVIS AND GLORIA W. LUTTRELL IN THEIR CAPACITIES AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST. Being further evidenced by deed from GLORIA W. LUTTRELL and MILDRED W. DAVIS, CO-EXECUTRIXES OF THE ESTATE OF HETTIE WOODROOF, DECEASED, to MILDRED W. DAVIS AND GLORIA W. LUTTRELL IN THEIR CAPACITIES AS CO-TRUSTEES OF THE WOODROOF FAMILY TRUST of record in Book 7115, page 912, dated January 22, 1987, said Register's Office.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

This is improved property at 709 South 13th Street, Nashville, TN 37206.

WE FURTHER COVENANT with the said **GRANTEE** and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS our hands this, the 5th day of August, 2013.

Mildred W. Davis
Mildred W. Davis, Individually

Gloria W. Luttrell
Gloria W. Luttrell, Individually

Mildred W. Davis Co Trustee
Mildred W. Davis, Co-Trustee of the Woodroof Family Trust

Gloria W. Luttrell, Co-Trustee
Gloria W. Luttrell, Co-Trustee of the Woodroof Family Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED W. DAVIS AND GLORIA W. LUTTRELL, Individually, and as Co-Trustees of the Woodroof Family Trust, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 5th day of August, 2013.

Sonya M Branham
NOTARY PUBLIC

My Comm. Expires: 9-21-15

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gloria W. Luttrell
AFFIANT

SUBSCRIBED and sworn to before me, this the 5th day of August, 2013.

Sonya M Branham
NOTARY PUBLIC

My Comm. Expires: 9-21-15

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY