BILL GARRETT, Davidson County
Trans:T20130069883 DEEDWARR
Recvd: 08/14/13 09:59 2 pgs
Fees:13.00 Taxes:1239.50
20130814-0085238

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ dd

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Amanda Harden
Affiant

Subscribed and sworn to before me, this 15th day of August, 2013.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jenny Hickman	Mortgage Investors Group	**Map\Parcel: 161-01-0-B-056.00CO**
1004 Danestone Court	8320 East Walker Springs Lane #200	
Nashville, TN 37211	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

David T. Woodard and wife, Dana T. Woodard

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jenny Hickman, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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 Lot No. 90 on the Plan of Aberdeen Woods, Phase 1, Section 3, a Planned Unit Development, of record in Plat Book 9700, Page 740, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to David T. Woodard and wife, Dana T. Woodard by Warranty Deed from Jacqueline J. Straka Wakefield, married and Benjamin Wakefield, husband, of record in Instrument No. 20060703-0079121, dated June 29, 2006, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 740, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10790, Page 189 and amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436 and Instrument No. 20000816-0081296, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 2883, Page 146, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 2595, Page 563, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10644, Page 324, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 10611, Page 153 and Book 7086, Page 401, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10792, Page 896, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 6250, Page 769, Register's Office for DAVIDSON County, Tennessee.

Restrictions of record in Book 6458, Page 94, Book 6598, Page 52, Book 6706, Page 1, Book 6764, Page 358, Book 7715, Page 143, Book 8430, Page 307, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to HOA of record in Instrument No. 20010110-0003209 and Instrument No. 20030128-0011317, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10790, Page 218 and amended in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1004 Danestone Court, Nashville, TN 37211.

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 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 except as 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 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.

Witness my/our hand(s) this 12th day of August, 2013. DH

David T. Woodard

Dana T. Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, David T. Woodard and wife, Dana T. Woodard , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2013. DH

Notary Public

My Commission Expires: 9-5-2016

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130512DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027