WARRANTY DEED

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret H. Rather	New Owner	
(NAME)	(NAME)	172-14A-76CO
1225 Wexford Downs Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **SHONTA N. WOODBURY, MARRIED AND GRETTA C. WOODBURY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET H. RATHER AND HUSBAND, GARNETT T. RATHER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 23 on the Plan of Section Two, Wexford Downs of record in Book 9700, page 593 and 594, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shonta N. Woodbury and Gretta C. Woodbury by Deed from The Bank of New York Mellon, F/K/A The Bank of New York as Trustee for the Certificate Holders CWABS, Inc. of record in Instrument No. 20100806-0061982, said Register's Office.

Daryl Robertson joins in this conveyance to convey any marital interest he may have.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 593, said Register's Office; and (c) restrictive covenants of record in Book 10292, page 51, Book 10792, page 822 and Instrument No. 20000810-079498, said Register's Office; (d) charter of record in Book 10500, page 444, said Register's Office; (e) Easements of record in Book 11201, page 766, Book 11444, page 149 & 177, Book 10359, page 615.

unimproved ☐

This is improved ☒ property, known as 1225 Wexford Downs Ln., Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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, 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 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130076273 DEEDWARR
Recvd: 09/04/13 10:29 2 pgs
Fees:13.00 Taxes:1110.00
20130904-0093006

Witness our hands this 30th day of August, 2013.

Daryl Robertson by Shonta N. Woodbury, Attorney in fact

Daryl Robertson, By: Shonta N. Woodbury, Attorney in Fact

Shonta N. Woodbury

Shonta N, Woodbury

Gretta C. Woodbury by Shonta N. Woodbury, Attorney in fact

Gretta C. Woodbury , By: Shonta N. Woodbury, Attorney in Fact

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 Shonta N. Woodbury, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of August, 2013, before me personally appeared Shonta N. Woodbury, to me known to be the person who executed the foregoing instrument on behalf of Gretta C. Woodbury and Daryl Robertson and acknowledged that she executed the same as the free act and deed of Gretta C. Woodbury and Daryl Robertson.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015