Davidson County DEEDWARR
Recvd: 09/27/13 15:05 4 pgs
Fees:23.00 Taxes:518.00
20130927-0101985

This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #21952.2013

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Marjorie G. Woodard 1203 Acre Dr Madison TN 37115	SunTrust Mtg 1001 Semmes Av 1 Richmond VA 23224	051 07 0 066.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas E. Ervin,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Marjorie G. Woodard a/k/a Marjorie Woodard,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Wilson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 43 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, Page 19, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Ervin by Deed dated May 19, 1999 from Ronald H. Hyder and Vera Speck, sole heirs of Verlin Hyder of record in Book 11497, Page 933, Register's Office of Davidson County, Tennessee.

The above described property is not the principal residence of the Grantor

SUBJECT TO THE FOLLOWING:

1. 2013 taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 2133, Page 19, said Register's Office.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1203 Acre Trail, Madison, TN 37138.

Executed on this 12 day of September, 2013 and having an effective date of September 13, 2013.

Thomas E. Ervin

Mail
Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville, TN 37205

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, the undersigned, Notary Public of said County and State, Thomas E. Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of September, 2013.

Notary Public

My Commission Expires: Oct 5, 2015

MARIA ALEJANDRA D'ORAZIO
Notary Public, State of Florida
Commission# EE 136166
My comm. expires Oct. 5, 2015

~~FLORIDA~~ ~~FL~~ TN
STATE OF ~~TENNESSEE~~
COUNTY OF ~~BROWARD~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 17 day of September, 2013.

Notary Public

My Commission Expires: 7/6/15

KAREN C ASPLUND
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15