BILL GARRETT, Davidson County
Trans: T20130084851 DEEDWARR
Recvd: 10/01/13 15:46 2 pgs
Fees: 13.00 Taxes: 466.72

20131001-0103090

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $126,140.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2013.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Woodard 1915 Hailey Avenue Nashville, TN 37218	~~New Owner~~ First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	081000300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENYA MENIFEE now LITTLEJOHN, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to BRIAN WOODARD, Unmarried, and DARLING BROWN, Unmarried, Tenants in Common with Right of Survivorship, hereinafter called the Grantees, their 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 parts of Lots 42,43 and 44 on the Map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office of said County, Being Lot No. 42 and the northerly 78 feet of Lot 43 on the Revised map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision, not of record, described according to survey made by Blanchard and Parrish, Surveyors, May 5, 1937, as follows:

Beginning at the easterly corner of Lot 63 on the Map of Hailey's Subdivision of the Sheegog Plan, as of record in Book 547, Page 155, Register's Office of said County, in the southwesterly margin of River Drive, running thence along said Drive, southeasterly 83.3 feet to an iron pin in the northwesterly margin of Hailey Avenue, as now located; thence along said Avenue, southwesterly 158.2 feet; thence westerly and parallel with dividing lines between Lots 43, 44 and 63 (prior deed states Lots 42, 43 and 53); thence northeasterly 140 feet to the beginning.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed by Tony R. Clouse to William A. Jennings by deed dated 12/1/05 of record in Instrument No. 200512150150410, said Register's Office, being more particularly described as follows:

Beginning at an iron pin in the westerly margin of River Cliff Drive, said pin the most northeasterly corner of the herein described parcel and a common corner to John L. Dillard (DB 5074, Pg 181, RODCT); thence with said margin S 16 deg. 55 min. 14 sec. E, 83.30 feet to a point; thence S 46 deg. 15 min. 13 sec. W, 80.20 feet to an iron pin in the northerly margin of Hailey Avenue, a common corner to another parcel owned by said Clouse known as Map 81.01, Parcel 3 TAODCT; thence now leaving said margin with the east line of said parcel 3, N 43 deg. 44 min. 47 sec. W, 150.00 feet to an iron pin; thence N 78 deg. 58 min. 07 sec. E, 140.00 feet to the point of beginning, containing 0.271 acres, more or less, according to a copy of a survey made on November 17, 2005, by Tommy E. Walker, TRLS No. 1465.

Being the same property conveyed to Kenya Menifee by deed from Tony R. Clouse dated 7/14/06 of record in Instrument No. 200607170085526, Register's Office of Davidson County, Tennessee. Kenya Menifee is now known as Kenya Littlejohn, having wed Kinney Ray Littlejohn, Jr., who joins in the execution of this instrument to convey any marital interest he may have in said property.

SUBJECT TO all matters appearing on plat of record in Book 547, Page 155, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1915 Hailey Avenue, Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of September, 2013.

KENYA LITTLEJOHN

KINNEY RAY LITTLEJOHN, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Kenya Littlejohn and Kinney Ray Littlejohn, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 25th day of September, 2013.

Notary Public

My Commission expires: 12/6/16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires