THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140002979 DEEDWARR
Recvd: 01/14/14 13:07 2 pgs
Fees:13.00 Taxes:148.00

20140114-0003740

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00.

Richard J. Loomis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/19/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Loomis	Richard J Loomis	MAP
0 Griffith Road	PO Box 218538	PARCEL 155-019.01
Nashville, TN 37221	Nashville TN 37221	
(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, **Frances L. Woods, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard J. Loomis, unmarried**

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:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on south side of Griffith Road, and being a portion of a tract of record in Book 876, Page 44, Register's Office, Davidson County, Tennessee, surveyed the 21st day of October, 1963, by S.H. Hutchison, as follows:

Beginning at a stake in the S.C. Claxton's north line, same being the southeast corner of tract deeded to Frances Elizabeth Lewis of record in Book 3645, Page 151, said Register's Office; thence with said line, North 4 deg. 30' East 440 feet to a utility pole on south margin of the Griffith Road; thence with south margin of said road, South 69 deg. East 150.5 feet to a stake on the south margin of Road; thence leaving road going South 4 deg. 30' West 395 feet to a stake in north line of S.C. Claxton's land, Sourwood and Sassafras pointers; thence with said line North 87 deg. 30' West 147 feet to point of beginning, containing 1.42 acres, more or less.Being the same property conveyed to Frances L. Lewis by Warranty Deed from Ammie Lewis Smith, now Ammie Lewis Johnson, unmarried, of record in Book 7319, Page 166, Register's Office for Davidson County, Tennessee, dated July 24, 1987 and recorded on August 6, 1987.

Being the same property conveyed to Frances L. Woods (Frances L. Lewis being one and the same) by Quitclaim Deed from David M. Woods, of record in Instrument No. 20000921-0094079, Register's Office for Davidson County, Tennessee, dated September 20, 2000 and recorded on September 21, 2000. The said Frances L. Woods being one and the same as Frances L. Scates.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

() IMPROVED property known as **0 Griffith Road, Nashville, TN 37221.**

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.

Witness MY hand( ) this the 8th day of January, 2014.

Frances L. Woods

Frances L. Woods

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 **Frances L. Woods** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that__She__ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2014.

My Commission expires: _____

_____
Notary Public