NEW OWNER:

Teresa Y. Woodard
2840 Creekbend Drive
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0003

Map 059 Group 04-0-A Parcel 150.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140011568 DEEDWARR
Recvd: 02/19/14 10:03 2 pgs
Fees:13.00 Taxes:439.93
20140219-0014128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighteen Thousand Nine Hundred and 00/100 Dollars ($118,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES R. LEWIS, an unmarried man,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TERESA Y. WOODARD, a married woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot 78 on the Final Plat of Phase 4, 5, 6 of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James R. Lewis, an unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated November 10, 2006, and of record Instrument No. 20061114-0141373, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2840 Creekbend Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given February 28, 2014 at 5:00p.m.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14 day of **February, 2014**.

James R. Lewis
JAMES R. LEWIS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES R. LEWIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 14 day of **February, 2014**.

JONATHAN M. TAYS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **118,900.00** .

AFFIANT

Sworn to and subscribed to before me 14 day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 2-2-16

JESSICA C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN