The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Frances D. Bates
Affiant

Subscribed and sworn to before me, this 28th day of February, 2014.

Notary Public: NOTARY PUBLIC
My Commission Expires: 1/1/17

KAREN KAEB NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires March 07, 2017

BILL GARRETT, Davidson County
Trans:T20140017404 DEEDWARR
Recvd: 03/14/14 11:18 2 pgs
Fees:13.00 Taxes:231.25
20140314-0021466

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Frances D. Bates and Terry A. Bates 3123 Jonesboro Road Hampton, GA 30228	Frances D. Bates and Terry A. Bates 3123 Jonesboro Road Hampton, GA 30228	04309015000

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Louie F. Woods and Rebecca Gregory**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frances D. Bates and Terry A. Bates, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows to-wit:

Being Lot No. 44 of Block "C" on the map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee:

Said Lot No. 44 fronts 50 feet on the south side of Cumberland Avenue and runs back between Parallel lines 165 feet to a dead line.

BEING the same property conveyed to Louie F. Woods and Rebecca Gregory, by Quitclaim Deed from Virgie Elaine Whittemore n/k/a Virgie Elaine Stanton and as surviving spouse of Clarence J. Stanton , dated August 16, 2013, recorded January 16, 2014 in Instrument Number 20140116-0004500, Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 216 Cumberland Ave, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28 day of February, 2014.

Louie F. Woods
~~AKA~~ Louis F Woods

Louie F. Woods, AKA Louis F. Woods
By Rebecca Gregory, his Attorney in Fact,
POA of record in Instrument
20140205-0010257

Rebecca Gregory

Rebecca Gregory

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 Rebecca Gregory as attorney in fact for Louie F. Woods, AKA Louis F. Woods, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of February, 2014.

Commission Expires:
3/7/17

Notary Public:

KAREN A. KAEB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

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

Witness my hand and official seal, this 28 day of February, 2014.

Commission Expires: 3/7/17

Notary Public:

KAREN A. KAEB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075