WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038707 DEEDWARR
Recvd: 06/03/14 11:21 2 pgs
Fees:13.00 Taxes:647.50
20140603-0047773

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

BOOKER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Courtney Seiler	Eastman Credit Union	**Map 133-05-0 Parcel 018-00**
432 Veritas St.	Po Box 1989	
Nashville, TN 37211	Kingsport, TN 37662	

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, WE,

Eric Woodard and Lauren Woodard, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Seiler

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:

LAND in Davidson County, Tennessee, being Lot No. 333 on the Map of Sunrise Heights Addition, as of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Eric Woodard and Lauren Woodard by Deed from HSBC Mortgage Services, Inc., of record in Instrument No. 20140102-0000192, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Lauren Woodard, May, 2014, of record in Instrument No. 20140603-0047772 **Register's Office for Davidson County, Tennessee.**

CONVEYANCE of the above described parcel of land is subject to the following:

THE Plan of record in Book 421, Page 2, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__X__) Unimproved (____) property, known as **432 Veritas St., Nashville, TN 37211**

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 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/our hand(s) this **30th** day of **May, 2014.**

Eric Woodard

LAUREN WOODARD by E Will, ATTORNEY-IN-FACT

Lauren Woodard by Eric Woodard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Eric Woodard,** the within named seller, 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 and official seal at Nashville, Tennessee, this **30th** day of **May, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **May, 2014,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Eric Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Lauren Woodard** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lauren Woodard**, for the purpose therein contained, by signing the name of **Lauren Woodard,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017