WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067289 DEEDWARR
Recvd: 09/10/14 09:31 2 pgs
Fees:13.00 Taxes:259.00
20140910-0082751

G-TG-14-1125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paula J. Abbott	new owner	
(NAME)	(NAME)	**041-12-0-116.00**
2235 Maplecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TERRY W. WOODALL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAULA J. ABBOTT, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 104 on the Plan of Section III, Bellshire Estates of record in Plat Book 2133, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew O. Hodges, an unmarried individual by deed from Richard O. Hodges, an unmarried individual of record in Instrument No. 20071029-0127375 Register's Office for Davidson County, Tennessee, dated October 3, 2007 and recorded on October 29, 2007. And being the same property conveyed to Pinnacle Bank by deed from Larry D. Craig, as Substitute Trustee of record in Instrument No. 20140319-0022720 Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on March 19, 2014. And further being the same property conveyed to Terry W. Woodall by deed from Pinnacle Bank of record in Instrument No. 20140818-0074422 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on August 18, 2014. Said property is not and has never been the marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 112, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1125 Westchester Drive , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF SEPTEMBER, 2014.

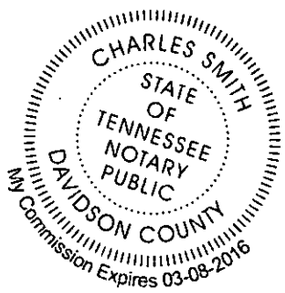
Terry W. Woodall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY W. WOODALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2014.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212