This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/15/14 16:12 2 pgs
Fees:13.00 Taxes:374.81
20141015-0095402

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of October, 2014, by and between Lurlene Woodruff, unmarried, party of the first part, and Edward Cordell Stevenson, Sr, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 41 ON THE PLAN OF BELLSHIRE TERRACE, SECTION ONE, PHASE TWO, OF RECORD IN BOOK 6250, PAGE 179 AND 180 (OMITTED IN PRIOR DEEDS), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being all or part of the same property conveyed to Clarence Woodruff and Lurlene Woodruff by virtue of that certain Quit Claim Deed dated February 17, 2000, at Instrument No. 20000224-0018150 in the Register's Office of Davidson County, Tennessee. Clarence Woodruff died October 25, 2008 leaving Lurlene Woodruff as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: any and all existing restrictions recorded in Book 6741, Page 991 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lurlene Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lurlene Woodruff, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of October, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Edward Cordell Stevenson, Sr
1517 Pineview Drive
Nashville, TN 37207

Tax Parcel No 05003004500

Property Address: 1517 Pineview Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Primelending
18111 Preston Road, Ste. 900
Dallas, TX 75252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $101,300.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

LuAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of October, 2014.

Notary Public

My Commission Expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY