BILL GARRETT, Davidson County
Trans:T20150000634 DEEDWARR
Recvd: 01/05/15 12:36 2 pgs
Fees:13.00 Taxes:469.90
20150105-0000786

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James E. Woods, unmarried	Prospect Mortgage LLC	08709000800
(NAME)	(NAME)	
4324 Valley Grove Drive	15301 Ventures Blvd. 8300	
(ADDRESS)	(ADDRESS)	
Hermitage 37076	Sherman Oaks, CA 91403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Seven Thousand And No/100 Dollars ($127,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Holly E. Luckey, unmarried and Laura L. Johnson, unmarried, as joint tenants with the right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James E. Woods, unmarried**, 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:

Being Lot No. 111 on the Plan of Section 7 Valley Grove, of record in Plat Book 5800, Page 246, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Holly E. Luckey, unmarried and Laura L. Johnson, unmarried, as joint tenants with right of survivorship by Warranty Deed from Lawrence Edward Brown, Jr., an unmarried man dated January 18, 2007 and recorded January 19, 2007 as Instrument No. 20070119-0007934, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4324 Valley Grove Drive, Hermitage, TN 37076

File Number: GRN-142580

unimproved ☐
This is improved ☒ property, known as 4324 Valley Grove, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 2nd day of January, 2015.

X Holly E Luckey
Holly E. Luckey

X
Laura L. Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Holly E. Luckey and Laura L. Johnson,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of January, 2015.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

File Number: GRN-142580