WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/8/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-15-1125

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)
Diana DeGarmo	**New Owner**	
(NAME) **1125 Westchester Drive**	(NAME)	**04112011600**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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 **PAULA J. ABBOTT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DIANA DEGARMO, MARRIED,** 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.

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.

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.

Scriveners Affidavit of record in Instrument Number 20140924-0087915, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paula J. Abbott, unmarried by Warranty deed from Terry W. Woodall, married of record in Instrument No. 20140910-0082751 Register's Office for Davidson County, Tennessee, dated September 05, 2014 and recorded on September 10, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, 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.

BILL GARRETT, Davidson County
Trans:T20150017887 DEEDWARR
Recvd: 03/12/15 08:30 2 pgs
Fees:13.00 Taxes:499.50
20150312-0021081

Witness my/our hand(s) this the 6th DAY OF MARCH, 2015.

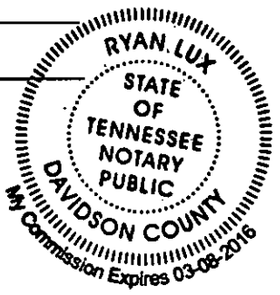
Paula J. Abbott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA J. ABBOTT, 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 6th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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