BILL GARRETT, Davidson County
Trans:T20150033806 DEEDWARR
Recvd: 05/04/15 10:59 2 pgs
Fees:13.00 Taxes:703.00
20150504-0040003

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of April, 2015, by and between Estate of Willie B Manning, Davidson County Probate Docket Number 15P107, party of the first part, and Elvin A Woodruff Jr and Sara Woodruff, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Creekside Trails, Phase 5, of record in Instrument Number 20051103-0133061, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Willie B. Manning, by virtue of that certain Special Warranty Deed dated July 3, 2006, at Instrument No. 20060706-0081006, in the Register's Office of Davidson County, Tennessee. Willie B Manning died testate, (will being probated at Davidson County Probate Docket Number 15P107), leaving said property to Deborah Marshall and Ernestine Swafford.

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), heir 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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.

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.

Deborah Marshall, Co-Executor

Ernestine Swafford, Co-Executor

Deborah Marshall

Ernestine Swafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Deborah Marshall, Co-Executor and Ernestine Swafford, Co-Executor, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 29th day of April, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Elvin A Woodruff Jr and Sara Woodruff 2345 Hockett Drive, Nashville, TN 37218
Tax Parcel No	058090A13600CO
Property Address:	2345 Hockett Dr Nashville, TN 37218
MAIL TAX BILLS TO:	Capital Mortgage Services, Attn: Payment Processing, P.O. Box 6338, Lubbock, TX 79493

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 $190,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of April, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY