BILL GARRETT, Davidson County
Trans:T20150068965 DEEDWARR
Recvd: 08/17/15 13:04 2 pgs
Fees:13.00 Taxes:40.70

20150817-0082415

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $11,000.00 Affiant Subscribed and sworn to before me, this 14th day of August, 2015 Notary Public My commission expires: 8.21.17
(Notary Stamp)	

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
4025 HILLSBORO ROAD, SUITE 601
NASHVILLE, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charlton A Woosley, Jr.	**Charlton A Woosley Jr.**	**043-09-0-134.00 AND 043-09-0-133.00**
624 Delaware Avenue	**2115 Yeaman Place Apt 308**	
Nashville, TN 37115	**Nashville, TN 37206**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mary Loden, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charlton A Woosley, Jr. , 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:

Land in Davidson County, Tennessee, being Lot No. 14, ,15, 16 and 17 of Block "F" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, 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 Mary Loden, a single person by Warranty deed from James Ferguson, married of record in Instrument No. 20120604-0048122 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 04, 2012.
Being also known as 624 Delaware Avenue Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4762, Page 444, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 4762, Page 450, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 624 Delaware Avenue, Nashville, TN 37115.

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 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 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 my/our hand(s) this 14th day of August, 2015.

Mary Loden by Tabitha Loden attorney in fact

Mary Loden by Tabitha Loden
Attorney-in-Fact

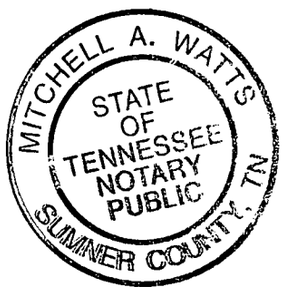
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared Tabitha Loden who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for Mary Loden and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public

My Commission Expires: 8.21.17



File #: **315173**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
4025 HILLSBORO ROAD, SUITE 601
NASHVILLE, TN 37215