Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-17-3103

Bill Garrett Davidson County
Batch# 11943 DEEDWARR
10/12/2017 09:17:42 AM 2 pgs
Fees: $13.00 Taxes: $958.30
20171012-0104540

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of October, 2017 by and between Donna Mabry,* hereinafter referred to as GRANTOR, and Thomas G. Woodall and Whitney Lee Woodall, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82, Hickory Bend Subdivision, Section 3, of record in Book 3600, page 42, amended in Book 3952, page 744, Register's Office for Davidson County, Tennessee, said Lot No. 82 fronts 68 feet along the southeasterly side of Laurel Forest Drive and runs back 174.1 feet on the northeasterly line and 134.3 feet on the southwesterly line to a broken line of two segments at the rear measuring 147.2 feet total thereon.

Being the same property conveyed to Donna Mabry, by Warranty Deed, from Realty Investment Group, LLC, for a consideration value of $135,000.00, dated March 31, 2017, recorded April 4, 2017, of record in Instrument No. 20170404-0032791, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Realty Investment Group, LLC, by Special/Limited Warranty Deed, from Federal National Mortgage Association, dated October 31, 2011, recorded November 4, 2011, of record in Instrument No. 20111104-0086131, Register's Office for Davidson County, Tennessee.

*Donna Mabry is an unmarried woman

This is [xx]improved [ ]unimproved property known as: 3103 Laurel Forest Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Donna Mabry

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Donna Mabry, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 6 day of October, 2017.

Notary Public

My Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Name and Address of Property Owner:
Thomas G. Woodall and Whitney Lee Woodall
3103 Laurel Forest Drive,
Nashville, TN 37214

Send Tax Statements to:

new owners

Map & Parcel: 096 15 0 078.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $259,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 9th day of October, 2017.

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

17-1-389