WARRANTY DEED

Karen Johnson Davidson County
Batch# 255955 **DEEDWARR**
07/12/2019 08:49:34 AM 2 pgs
Fees: $13.00 Taxes: $1,074.48

20190712-0067951

Y-CM-19-551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Mark Woodward and Faith Woodward	**New Owner**	
(NAME)	(NAME)	**147-15-0-058.00**
551 Southcrest Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCES M. DAVIS AKA FRANCES L. DAVIS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK WOODWARD AND FAITH WOODWARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 "F", on the Revised Plan of a portion of Whispering Hills, Section II-B, of record din Book 2663, Page 33, Register's Office of Davidson County, Tennessee. Said Lot "F" fronts 141 feet on the south side of Southcrest Drive, and runs back 341 feet on the east line and 382.7 feet on the west line to a dead line in the rear on which measures 85 feet.

Being the same property conveyed to Jack P. Davis and wife, Frances M. Davis by Warranty deed from Hallmark Construction Company of record in Book 2797, page 357, Register's Office for Davidson County, Tennessee, dated July 21, 1958 and recorded on July 22, 1958. The said Jack P. Davis having since died on August 13, 2014 leaving his wife, Frances M. Davis aka Frances L. Davis as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 33, 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: **551 Southcrest Dr, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 9th DAY OF JULY, 2019.

Frances M. Davis by Nancy D. Dement, Attorney-In-Fact

Frances M. Davis by Nancy D. Dement, Attorney-In-Fact

Durable Power of Attorney of record in Instrument No. 20190709-00066904, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY D. DEMENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANCES M. DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANCES M. DAVIS.

Witness my hand and official seal, this the 9th of July, 2019.

Kate Nyquist

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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