WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Kenneth A Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 28, 2002

Instr:200005310053689 Page: 1 OF 2
REC'D FOR REC 05/31/2000 8:30:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $257.15

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth A. Woodard	Columbia National Incorporated	55-10
(NAME) 4350 Bull Run Road	(NAME) 2 International Drive	
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Roy W. Woodard

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH A. WOODARD, 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 parts of Lots No. 3 and 5 on the Map of W. L. Thompson Subdivision of Elizabeth Curtis Estates, in the 13, formerly the 25th Civil District of said County, and of record in Book 332, pge 14, Register's Office for said County, as follows according to a survey made by Ralph W. C. Lambert, Surveyor, June 26, 1954.

Beginning at a point in the center of Bull Run Road, 578 feet east of the southwest corner of a 51 acres tract conveyed to E. N. Richardson and wife, in Book 2291, page 225 said Register's Office; thence with the center of said road, North 60 degrees 15' East 185 feet to the southwest corner of a 7 acres tract conveyed to Henry C. Seat, of record in Book 2198, page 584; said Register's Office; thence with Seats' post line North 1 degree 30'
Continued on next page.

Being the same property conveyed to Roy W. Woodard and wife, Lillian W. Woodard by deed from Woodrow W. Smith and wife, Mary Smith of record in Book 2495, page 147, said Register's Office. The said Lillian W. Woodard having since died.

This conveyance is subject to any and all existing easements and restrictions of record.

Legal description taken from prior deed.

unimproved ☐

This is improved ☒ property, known as 4350 Bull Run Road, Ashland City, TN 37015

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 25th day of May, 2000.

Roy W. Woodard

By: Roy W Woodard by
Anderw H. Woodard, Attorney in Fact /

Attest: Andrew H Woodard His attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 25th day of May, 2000, before me personally appeared Andrew H. Woodard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roy W. Woodard, and who acknowledged that he executed the same as the free act and deed of the said Roy Woodard by virtue of that Power of Attorney, duly executed by the said Roy W. Woodard, said Power of Attorney being recorded simultaneously herwith.

Witness my hand and official seal at office, this 25th day of May, 2000.

My Commission Expires:

Notary Public

JEFF HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

File Number200005186
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Continuation of Legal

east 400 feet to a corner post in Richardson's line; thence with Richardson's line, north 38 degrees West 400 feet to twin walnuts; continuing along Richardson's line north 88 degrees West 275 feet to a 2' elm; thence along Richardson's line South 20 degrees East 600 feet to two wild cherries and south 32 degrees 50' East 300 feet to the beginning, containing 4 ½ acres more or less.