WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 02/05/01 08:54 2pgs
Fees:11.00 Taxes:314.50
20010205-0010742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Woodall	John H. Woodall	MAP 75
(NAME) 637 Topeka Drive	(NAME) 520 Des Moines Drive	GROUP 08-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, Tennessee 37076	PARCEL 25
(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,

THE WOODROW W. MAXWELL TESTAMENTARY TRUST,

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

JOHN H. WOODALL AND WIFE, DORIS J. WOODALL,

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:

Being Lot No. 229 on the Plan of Tulip Grove Subdivision, Section 4, as of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Woodrow W. Maxwell Testamentary Trust by Quitclaim deed from Ruth Ann Baker Mallory, Executrix of the Estate of Woodrow W. Maxwell of record in Deed Book 9916, page 282, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 657 Denver Drive, (aka 637 Topeka Drive) Hermitage, TN 37076

(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 30th day of January, 2001.

The Woodrow W. Maxwell Testamentary Trust

By: Ruth Ann Mallory Trustee
Ruth Ann Mallory, Trustee

Attest:

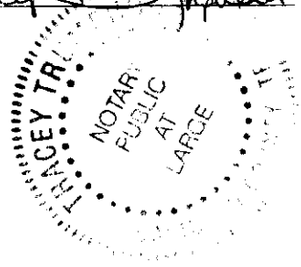
STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Ann Mallory with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Woodrow W. Maxwell the within named bargainer, a Testamentary Trust, and that, Ruth Ann Mallory as such Trustee, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Testamentary Trust by Ruth Ann Mallory as such Trustee

Witness my hand and official seal this 1/30/2001

My Commission Expires: 3/23/02

Notary Public



File Number2101092
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122