WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Charles P. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-6-03
(AFFIX SEAL)

DON K. HEAD JR. NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Davis	Charles Davis	071-07-0-040
(NAME)	(NAME)	
218 Queen Street	218 Queen Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN .	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, we, **Mildred W. Davis, and Gloria W. Luttrell, Co-Trustees of the Woodruff Family Trust**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles Davis**, 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:

BEGINNING at an iron pin (new), in the southerly margin of Queen Avenue, the northeast corner of a tract of land, which belongs to Ben W. Davidson, having a deed reference in Book 7923, Page 13, RODCT, the northwest corner of this tract, and continuing, as follows: S 82 deg. 59' 32" E, 50.01 feet to an iron pin (new), in the southerly margin of Queen Avenue, the northwest corner of a tract of land, which belongs to the Woodruff Family Trust, having a deed reference in Book 7115, Page 912, RODCT; thence, S 08 deg. 13' 12" W, 140.03 feet to an iron pin (new), in the northerly margin of a 10' Alley, (not open), the southwest corner of said tract of land which belongs to the Woodruff Family Trust; thence, N 82 deg. 59' 32" W, 50.01 feet to an iron pin (new), in the northerly margin of said 10' Alley, the southeast corner of said tract of land which belongs to Ben W. Davidson; thence, N 08 deg. 13' 12" E, 140.03 feet to the point of beginning, containing 7,002 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, March 7, 2002.

Being a portion of the same property conveyed to Mildred W. David and Gloria W. Luttrell in their capacities as Co-Trustees of THE WOODROOF FAMILY TRUST by deed of record in Book 7115, Page 912, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

Davidson County DEEDWARR
Recvd: 04/22/02 10:39 2pgs
Fees:13.00 Taxes:92.50

20020422-0049315

unimproved ☐

This is improved ☒ property, known as 218 Queen Street, Nashville, TN

(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 my/our hand(s) this 18th day of April, 2002.

Mildred W. Davis, Trustee

Mildred W. Davis, Trustee

Gloria W. Luttrell, Trustee

Gloria W. Luttrell, Trustee

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, a Notary Public in and for said County and State, personally appeared Mildred W. Davis, and Gloria W. Luttrell, individual(s) and Co-Trustees of THE WOODROOF FAMILY TRUST who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at ~~Springfield~~ Pleasant View, Tennessee this 18th day of April, 2002.

Commission expires: 4-3-06

Notary Public

DON K. HEAD JR.
NOTARY
PUBLIC
ROBERTSON COUNTY, TENNESSEE