WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

Davidson County DEEDWARR
Recvd: 09/23/03 10:28 2pgs
Fees:13.00 Taxes:92.50

20030923-0140512

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Larue	Charles L. Larue	
5956 Clarksville Pike	5956 Clarksville Pike	21-00-391
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032265

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, **I, Becky Woodard**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles L. Larue and wife, Tammy Michelle Larue**, 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. :

A Tract of land located in the 14th Civil district of Davidson County, Tennessee, on the East side of Clarksville Pike and being Tract #1 on a survey made by H & H Land Surveying, Inc., Michael V. Holmes, RLS # 213, dated September 5, 1993, and more particularly described as follows:

BEGINNING at an iron pin set in the East right of way of Clarksville Pike at the intersection with Eatons' Creek Road; thence with the South right of way of Eaton's Creek Road, South 87 degrees 55' 44" East 918.00 feet to an iron pin set; thence leaving Eaton' Creek Road, South 2 degrees 18' 06" West 278.24 feet to an iron pin set, said point being the southeast corner of Tract # 1 and Northeast corner of Tract # 2; thence North 87 degrees 55' 44" West 1012.39 feet to an iron pin set in the East right of way of Clarksville Pike; thence North 21 degrees 12' 00" East 294.49 feet to the point of beginning, containing 268,688 square feet or 6.168 acres.

BEING the same property conveyed to Becky Woodard by deed from Helen Werrback, Sue Ann Peffen, Otto Werrbach, Bernard Werrbach, Trucilla Bernard, Patricia M. Tucker and Nestler William Bernard, Jr., heirs and devisees of the estate of Ben Bernard of record in Book 9149, Page 478, Register's Office for Robertson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 6014 Eatons Creek Road, Joelton, TN 37080

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of September, 2003.

Becky Woodard

STATE OF TENNESSEE

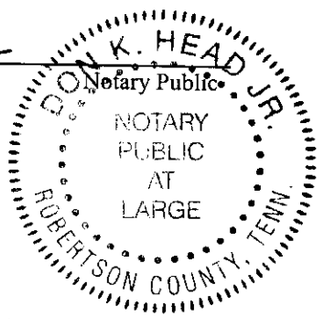
COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Becky Woodard, individual(s) 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, Tennessee this 19th day of September, 2003.

Commission expires:

Notary Public



My Commission Expires 4 / 3 / 06