WARRANTY DEED

FILE BOX 19B
04-05-048-D

Davidson County DEEDWARR
Recvd: 07/21/04 12:43 2pgs
Fees:13.00 Taxes:259.00

20040721-0087198

State of Tennessee)
County of Davidson)

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
19th day of July, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
INTOWN PROPERTIES, LLC	" NEW OWNER "	82-5
(NAME)	(NAME)	038.00 & 037.00
166 Hicks Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOHNNY WOODARD, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **INTOWN PROPERTIES, LLC, TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(1629 5th Avenue North)
LAND in Davidson County, Tennessee being the South 14 2/7 feet of Lot No. 138, and the North 21 3/7 feet of Lot No.140, on the Map of North Nashville Real Estate Co's Plan of lots as of record in Book 21, Page 105, Register's Office Davidson County, Tennessee.

Said parts of said lots adjoin and front together 35 3/7 feet on the West side of 5th Avenue North and run back between parallel lines 182 feet, more or less to an alley.

(1631 5th Avenue North)
LAND in Davidson County, Tennessee being the North 35 5/7 feet of Lot No. 138 on the Map of North Nashville Real Estate Co's plan of lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 138 fronts 35 5/7 feet on the West side of 5th Avenue North and runs back between parallel lines 182 feet, more or less, to an alley.

BEING the same property conveyed to JOHNNY WOODARD, by Deed from MICHAEL G. SHEARS, of record in Book 8012, Page 874, Register's Office for Davidson County, Tennessee.

JANICE B. WOODARD, spouse of the above named **JOHNNY WOODARD**, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is 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 assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: 1629 & 1631 5th Avenue North, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 19th day of July, 2004.

JOHNNY WOODARD

JANICE B. WOODARD

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHNNY WOODARD AND WIFE, JANICE B. WOODARD**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of July, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.