WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Charles P. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2004.

Sonya N. Brank
Notary Public

MY COMMISSION EXPIRES: 11/25/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/22/04 11:09 2pgs
Fees:13.00 Taxes:111.00

20041022-0127272

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 P. Davis	SAME	71-16-51
(NAME)	(NAME)	
4811 Drake's Branch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042085

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, 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 Woodroof Family Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Davis, married**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 703 Douglas Avenue, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her 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 our hands this 21st day of October, 2004.

Mildred W. Davis, Co-Trustee
Mildred W. Davis, Co-Trustee

Gloria W. Luttrell, Co-Trustee
Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 21st day of October, 2004.

Commission expires: 11/25/07

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN

Sonya N. Brank
Notary Public

EXHIBIT A

LAND in the 12th Civil District of Davidson County, Tennessee, being described as follows, to-wit:

BEGINNING at a point 298 feet from the northeast corner of Mile End Avenue, now known as Douglas Avenue, and Jones Avenue and running eastwardly along the north margin of Mile End Avenue, now known as Douglas Avenue, 65 feet to a point; thence North parallel to Jones Avenue 150 feet to a point; thence West parallel to Mile End Avenue, now known as Douglas Avenue, 65 feet to a point; thence South parallel to Jones Avenue 150 feet to the point of beginning.

BEING a portion of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust by deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, Deceased, dated January 23, 1987 of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.