Davidson County DEEDWARR
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Fees:13.00 Taxes:196.10

20051202-0145410

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Gary W. Woodard	Gary W. Woodard	091-05-0
4413 Elkins Avenue	4413 Elkins Avenue	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand dollars and Zero cents ($53,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William Ray Mann and Linda Mann Shoemaker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gary W. Woodard and wife, Suzanne Woodard, 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. 32 on the Plan of the Subdivision of Lots Nos. 28 and a part of Lot No. 30 of the B.F. Cockrill Farm as of record in Book 332, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Birdie A. Mann and husband, Lacy W. Mann, by deed dated August 25, 1966, from Travis Hensley of record in Book 4055, page 872, in the Register's Office for Davidson County, Tennessee; the said Birdie A. Mann having since died on September 20, 2003, and the said Lacy W. Mann having since died on July 28, 2005, leaving as his sole heirs at law his two children, to wit, William Ray Mann and Linda Mann Shoemaker.

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 and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 709 Ries Avenue, Nashville, Tennessee 37209

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 2nd day of December, 2005.

Linda Mann Shoemaker

Linda Mann Shoemaker

William Ray Mann

William Ray Mann

By: William Ray Mann

William Ray Mann, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named William Ray Mann the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2005.

Mitchell A. Watts Notary Public

My commission expires: September 30, 2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSNO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Ray Mann, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Mann Shoemaker, and acknowledged that he executed the same as the free act and deed of the said Linda Mann Shoemaker.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2005.

Mitchell A. Watts Notary Public

My commission expires: September 30, 2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY