File No. 210100434

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/15/10 15:05 3 pgs
Fees:18.00 Taxes:55.50
20101215-0099848

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paradise Properties, a Tennessee general partnership	Paradise Properties, a Tennessee general partnership	Map 04302003400
(NAME) P.O. Box 426	(NAME) P.O. Box 426	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Tracy Woodward and Thane Myers and Leanna Radney and Diane White**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Paradise Properties, a Tennessee general partnership**, 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:

Land in Davidson County and being Lot No. 4 on the map showing subdivision of part of Lot No. 28 on the map of THE DIXIE PUREFOOD COMPANY'S SUBDIVISION, as shown by plat of record in Plat Book 332, page 51, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description of said lot. Said map was prepared by Blanchard and Parrish, Surveyors in Nashville, May 31, 1937. Said Lot No. 4 fronts 250.2 feet on the south side of Park Avenue and extends back in a southerly direction between lines 350 feet to a dead line, and measuring 327.6 feet on said dead line.

Being the same property conveyed to Barry Lee Myers and wife, Ila Ruth Myers by Deed dated August 30, 1999 from Sam Edward Potts and wife, Nedra H. Potts of record in Book 11641, page 607, Register's Office for Davidson County, Tennessee. The said Barry Lee Myers and wife, Ila Ruth Myers having since divorced and that Final Decree of Divorce is of record as Docket 01D2636, Circuit Court Clerk's Office for Davidson County, Tennessee. Said Divorce Decree calls for Ila Ruth Myers to execute a Quitclaim Deed to Barry Lee Myers which relinquishes all of her right, title and interest in said property. This Quitclaim Deed serves that purpose. The said Barry Lee Myers having since died on April 26, 2010 leaving his children, Tracy Woodward, Thane Myers, Leanna Radney and Diane White as his sole surviving heirs and distributees by virtue of that Petition to Probate as shown of record in Docket No. 10P1025, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Tracy Woodward and Thane Myers and Leanna Radney and Diane White by Quitclaim deed from Ila Ruth Bennett formerly, Ila Ruth Myers as of record in Instrument No. 20101215-0099847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Stewart Title assumes no liability for the lack of vehicular access to and from the insured premises due to property being land locked.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 144 Park Avenue, Madison, TN 37115
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 hands this 6th day of December, 2010.

Leanna Radney by Tracy Woodward her attorney in fact

Tracy Woodward

Diane White by Tracy Woodward her attorney in fact

Thane Myers by Tracy Woodward his attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tracy Woodward the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy Woodward, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Thane Myers, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy Woodward, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Leanna Radney, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy Woodward, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Diane White, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 6th day of December, 2010.

Commission expires: 6-5-12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

File Number: 210100434

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 9/2/2013