WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda C. Davis	From Bank	15003028800
(NAME)	(NAME)	
3929 Hillshire Drive	50 Franklin ST.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Katheryn M. Woodul, Trustee of the Albert W. Woodul and Kathryn M. Woodul Revocable Living Trust and Katheryn Woodul, individually, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda C. Davis and James R. Davis, wife and husband, 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. 599, on the Plan of Section Two, Kensington of Priest Lake of record in Book 6250, page 593, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert W. Woodul and Kathryn M. Woodul Revocable Living Trust, by deed of record in Instrument No. 20060717-0085849, Register's Office for Davidson County, Tennessee. Kathryn M. Woodul being one and the same Katheryn M. Woodul. Albert W. Woodul having since died leaving Katheryn M. Woodulas sole Trustee.

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

unimproved ☐

This is improved ☒ property, known as 3929 Hillshire Drive, Antioch, TN 37013

(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 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.

BILL GARRETT, Davidson County
Trans:T20110059614 DEEDWARR
Recvd: 09/26/11 13:55 2 pgs
Fees:13.00 Taxes:551.30
20110926-0074323

Witness our hands this 16th day of September, 2011.

By: Katheryn M. Woodul Trustee
Katheryn M. Woodul, Trustee of the Albert W. Woodul
and Kathryn M. Woodul Revocable Living Trust

Katheryn M. Woodul
Katheryn Woodul

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 Katheryn M. Woodul with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 16th day of September, 2011, before me, personally appeared Katheryn M. Woodul as Trustee of The Albert W. Woodul and Katheryn M. Woodul Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2011.

Commission expires:

Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

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 Katheryn M. Woodul with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Franklin TN this 16th day of Septmeber, 2011.

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of September, 2011, before me, personally appeared Katheryn M. Woodul as Trustee of The Albert W. Woodul and Katheryn M. Woodul Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2011.

Commission expires:

Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County