WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20110082649 DEEDWARR
Recvd: 12/30/11 09:18 2 pgs
Fees: 13.00 Taxes: 362.60

20111230-0102061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Terry Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Woodall	New Owner	90-12-21
(NAME)	(NAME)	
4254 Gourley Road		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111521

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, Thomas Wayne Pewitt, Shirley Pewitt Scott and James Crispin Ashworth**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terry Woodall**, hereinafter called the GRANTEE, **his** 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, Tennessee, being Lot No. 125 on the Plan of Charlotte Park, Section II, of record in Plat Book 2663, page 22 and 23, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Thomas Wayne Pewitt, Shirley Pewitt Scott and Sarah Fleming Ashworth by deed from Grace Halmontaller, of record as Instrument No. 20050228-0021321, Register's Office for Davidson County, Tennessee. The said Sarah Fleming Ashworth having since died on April 3, 2009. James Crispin Ashworth, Catherine Ann Fleming and Jenny Christina Ashworth were appointed Co-Trustees of the Sarah Fleming Marital Trust and the Sarah Fleming Ashworth Family Trust pursuant to the Last Will and Testament of said Sarah Fleming Ashworth filed under Davidson County Probate File 09P830. Also, being the same property conveyed to James Crispin Ashworth by deed from James Crispin Ashworth, Catherine Ann Fleming and Jenny Christina Ashworth, Co-Trustees of the Sarah Fleming Marital Trust and the Sarah Fleming Ashworth Family Trust pursuant to the Last Will and Testament of said Sarah Fleming Ashworth filed under Davidson County Probate File 09P830, of record as Instrument No. 20111230-0102058, Register's Office for Davidson County, Tennessee.

Grace Halmontaller joins in this conveyance for the purpose of conveying any possible interest she may have in said land.

unimproved ☐

This is improved ☒ property, known as 523 Annex Drive, Nashville, TN 37209

(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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

Witness our hands this 29th day of December, 2011.

James Crispin Ashworth
By: Jan Fleming, Attorney in Fact

Grace Halmontaller
By: Thomas Wayne Pewitt, Attorney in Fact

Thomas Wayne Pewitt

Shirley Pewitt Scott

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Thomas Wayne Pewitt and Shirley Pewitt Scott, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Thomas Wayne Pewitt and Shirley Pewitt Scott executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of December, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Fleming, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Crispin Ashworth, and who acknowledged that she executed the same as the free act and deed of James Crispin Ashworth.

Witness my hand and official seal this 29th day of December, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 29th day of December, 2011.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013