RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL 146-16-0-194.00

SEND TAX BILLS TO:
Pinnacle National Bank
150 3rd Avenue, South Suite 900
Nashville, TN 37201

NAME AND ADDRESS OF NEW OWNERS:
Timothy N. Woodard & wife, Jane M. Woodard
485 Rochelle Drive
Nashville, TN 37220

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20120020548 DEEDWARR
Recvd: 03/21/12 15:32 2 pgs
Fees:13.00 Taxes:725.20
20120321-0024126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY-SIX THOUSAND and 00/100 ($196,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **JACKIE GRAVES**, a single woman, have bargained and sold and do hereby transfer and convey unto **TIMOTHY N. WOODARD and JANE M. WOODARD**, husband and wife, their heirs and assigns forever, that certain parcel of real estate situated in the Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of **Lot No. 137**, on the Map of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 137 fronts 149 feet on the southerly side of Rochelle Drive and runs back between lines 191.0 feet on the westerly line and 222.0 feet on the easterly line to a dead line on which it measures 152.1 feet.

BEING the same property conveyed to William Warren Graves and wife, Jackie Graves, by deed appearing of record in Book 10121, Page 59, Register's Office for Davidson County, Tennessee. For reference, William Warren Graves is now deceased, leaving Jackie Graves, as surviving tenant by the entirety.

THIS CONVEYANCE is made subject to any and all matters as shown on plat of record in Plat Book 2133, page 127, Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 485 Rochelle Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND I do covenant with the said Grantees herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth

herein. The 2012 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS HAND, this 19th day of March, 2012.

Jackie Graves

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **JACKIE GRAVES**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 19th day of March, 2012.

Jane E. Rabideau
Notary Public

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

My commission expires: 10/22/2012

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $196,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 19th day of March, 2012.

PHILLIP L. DAVIDSON STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My commission expires: 11/2/2015