BILL GARRETT, Davidson County
Trans:T20120043010 DEEDWARR
Recvd: 05/11/12 14:47 2 pgs
Fees:13.00 Taxes:222.37

20120611-0050990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 60,100.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2012

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PUNEET MAHAN	**NEW OWNER**	**07105028100**
1715 EDGEWOOD AVE	**SAME**	
NASHVILLE, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

FRED WOODARD and KAREN WOODARD AKA FRED A WOODARD AND KAREN F WOODARD, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PUNEET MAHAN

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 46 on the Plan of Brooklyn Heights as shown in Plat Book 332, page 140, Registers Office for Davidson County, Tennessee, and being more particularly described As follows:

Beginning at an iron rod in the north right of way of Edgewood Avenue
Approximately 295 feet east of the eastern right of way of Haines Street, the southwest Corner of this property. Thence North 21 degrees 56 minutes 57 seconds West 134.89 Feet to an iron rod. Thence North 65 degrees 50 minutes 29 seconds East 40.00 feet to An iron rod. Thence South 21 degrees 56 minutes 57 seconds East 134.89 feet to an iron Rod in the north right of way of Edgewood Avenue. Thence with said right of way South 65 degrees 50 minutes 29 seconds West 40.00 feet to the point of beginning and containing 5392
square feet or 0.124 acres, according to survey by Delle Land Surveying Co., Inc.

BEING THE SAME PROPERTY CONVEYED TO FRED WOODARD AND KAREN WOODARD AKA FRED A WOODARD AND KAREN WOODARD, MARRIED BY WARRANTY DEED FROM TERRELL STARKS, UNMARRIED DATED 03/09/07 AND RECORDED ON 03/26/07 IN INSTRUMENT NO. 20070326-0035860, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FRED WOODARD AND FRED A. WOODARD ARE ONE AND THE SAME PERSON.
KAREN WOODARD AND KAREN F. WOODARD ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved (__X__) unimproved (____) property known as 1715 EDGEWOOD AVE, NASHVILLE, TN 37207.

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 in 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 my/our hand(s) this 30th day of May, 2012.

Fred Woodard
FRED WOODARD

Karen Woodard
KAREN WOODARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, FRED WOODARD and KAREN WOODARD, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2012.

Notary Public

My Commission Expires:_____

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