THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 12140

BILL GARRETT, Davidson County
Trans:T20120054054 DEEDWARR
Recvd: 07/23/12 15:48 2 pgs
Fees:13.00 Taxes:499.50
20120723-0064709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 ($135,000.00) DOLLARS, cash in hand paid by DAVID CHARLES SMALL, married and, CHRISTOPHER MICHAEL SMALL, unmarried, tenants in common with right of survivorship, receipt of which is hereby acknowledged, we, GLEN WOODARD and wife, JILL WOODARD, have bargained and sold, and by these presents transfer and convey unto the said DAVID CHARLES SMALL, married and, CHRISTOPHER MICHAEL SMALL, unmarried, tenants in common with right of survivorship, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Unit Number 39 on the Plan of River Bridge Community, a Planned Unit Development if record in Instrument No. 20030213-0019999, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Glen Woodard and wife, Jill Woodard by Special Warranty Deed from Fannie Mae, also known as Federal National Mortgage Association, dated February 13, 2012 and of record at Instrument No. 20120228-0017034, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on final plat of record at Instrument No. 20030213-001999, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of the CSX Railroad to expand to its full chartered width.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DAVID CHARLES SMALL, married and, CHRISTOPHER MICHAEL SMALL, unmarried, tenants in common with right of survivorship, their heirs and assigns, forever. And we do covenant with the said DAVID CHARLES SMALL, married and, CHRISTOPHER MICHAEL SMALL, unmarried, tenants in common with right of survivorship, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2012 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DAVID CHARLES SMALL, married and, CHRISTOPHER MICHAEL SMALL, unmarried, tenants in common with right of survivorship, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 18th day of July, 2012.

GLEN WOODARD

JILL WOODARD

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, GLEN WOODARD and wife, JILL WOODARD, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: March 8, 2016

ABBY L. CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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Tax Map 141 060D 039.00

ADDRESS OF NEW OWNERS:
Mr. CHRISTOPHER MICHAEL SMALL and
Mr. DAVID CHARLES SMALL
3079 Harpeth Springs Drive
Nashville, TN 37221
SEND TAX BILLS TO:
New owner