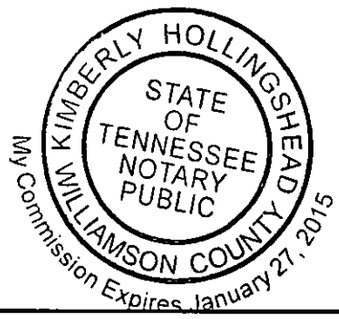
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher William Woodson	Christopher William Woodson	082-04-0-385.00
(NAME)	(NAME)	
911 Petway Avenue	911 Petway Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, I, William J. Ebauer, an unmarried man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Christopher William Woodson, an unmarried man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 17 1/2 feet of Lot No. 4 and the Easterly 32 1/2 feet of Lot No. 5 on the Map of James Burns Subdivision as of record in Book 421, Page 40, Register's Office for said County.

Said parts of said lots front 50 feet on the Northerly side of Petway Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to William J. Ebauer by Warranty Deed from Kudzu Real Estate, Inc., recorded on the 20th day of December, 2010 in Instrument No. 20101220-0100851, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 911 Petway Avenue, Nashville, TN 37206
(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.

Witness my hand this 31st day of May, 2013.

William J. Ebauer

BILL GARRETT, Davidson County
Trans:T20130047199 DEEDWARR
Recvd: 06/06/13 09:54 2 pgs
Fees:13.00 Taxes:403.30

20130606-0057432

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of May, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William J. Ebauer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

