THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00. S D. Scheibe Affiant

BILL GARRETT, Davidson County
Trans:T20130080358 DEEDWARR
Recvd: 09/17/13 10:58 2 pgs
Fees:13.00 Taxes:262.70
20130917-0097778

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-4-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Scheibe	Owner	MAP 71+12
P. O. Box 102Y		PARCEL 163.00
Fairview, TN 37062		
(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, WE, **Randell N. Woodard, Dawn D. Woodard, Brandie M. Woodard Tackett, Michelle D. Austin and Melody A. Austin** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven D. Scheibe and Robert W. Burns** 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George C. Woodard and wife, Betty Ann Hackett Woodard by Deed from Harry A. Pickrell and wife, Sadie M. Pickrell of record in Book 2691, page 255, Register's Office for Davidson County, Tennessee, dated 7/23/1957 and recorded on 7/26/1957. The said George C. Woodard and Betty Ann Hackett Woodard having since divorced and by Final Decree said property was divested out of George C. Woodard and vested into Betty Ann Woodard and recorded in Book 3932, page 149, Register's office, dated11/10/1964, recorded 9/8/1965. Betty Ann Woodard NKA Betty Ann Vaughn having since conveyed onto Dynna Austin, Randall Woodard (also known as Randell Woodard) and Carl Woodard reserving to herself and her spouse Johnny Vaughn, as tenants by the entirety, a Life Estate in the real property by Quitclaim Deed of record in Instrument No. 20010928-0104901, dated 9/24/2001, recorded 9/28/2001. The said Betty Ann Woodard Vaughn having since died in the year 2002 and her spouse having since died 7/2013, dissolving the reserved Life Estate. The said Carl Woodard having since died intestate (11/3/2006) vesting his wife, Dawn D. Woodard and daughter Brandie M. Tackett with his interest in said property. Further Dynna Austin has since died intestate (9/21/2011) vesting her daughters Melody Austin and Michelle Austin with her interest in said property. Brandie M. Tackett is also known as Brandie M. Woodard Tackett; Melody Austin is also known as Melody A.Austin; Michelle Austin is also known as Michelle A.Austin. Affidavits-of-Heirship are recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **806 Chickasaw 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 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 our hands this the 13th day of September, 2013.

Randell N. Woodard

Michelle D. Austin

Dawn D. Woodard

Melody A. Austin

Brandie M. Woodard Tackett

Brandie M. Woodard Tackett

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randell N. Woodard, Michelle D. Austin, Melody A. Austin, Dawn D. Woodard and Brandie M. Woodard Tackett** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2013.

My Commission expires: 1-9-16

JANICE A. HAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
Notary Public
DAVIDSON COUNTY TN