WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$36,000.00.

Affiant

Subscribed and sworn to before me this 26th day of Nov, 2013.

Notary Public
My Commission expires: 1-6-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Barbara Ambrose	Barbara Ambrose	061-00-0-022.03
509 Ben Allen Road	1016 Cobbler Ct.	
Nashville, TN 37206	Nash. TN 37221	

Davidson County DEEDWARR
Recvd: 12/03/13 14:10 2 pgs
Fees:13.00 Taxes:133.20
20131203-0123097

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joshua M. Woodruff**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barbara Ambrose**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows: Beginning on the easterly margin of Ben Allen Road, 1499 feet from the southwest corner of Lot No. 246 of Maplewood Heights, of record in Book 547, page 103, Register's Office for Davidson County, Tennessee; running thence northerly 45 feet; thence North 25 deg. 5" East 353 feet; thence South 57 deg. 50" East 70 feet; thence South 29 deg. West 353 feet to the beginning.

Being the same property conveyed to Harriet L. Lawson, by deed from Martin L. Owens, unmarried, on November 10, 1992, of record in Book 8797, page 853, Register's Office for Davidson County, Tennessee. The said Harriet L. Lawson died intestate on January 14, 2004, leaving as her sole heir-at-law, Joshua M. Woodruff. Affidavit of Heirship of record in Instrument Number 20131203-0123096 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 103, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **509 Ben Allen Road, Nashville, TN ~~37206~~** 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 26, 2013.

Joshua M. Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joshua M. Woodruff** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 26, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY