STATE OF TENNESSEE)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,400.00

Joseph Garrett Woodard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF October, 2013

NOTARY PUBLIC

My Commission expires: 8-13-14

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13100010

Address of New Owner
Joseph Garrett Woodard
8934 Old Charlotte Pike
Pegram, TN 37143

Send Tax Bills To:
Same

Tax Information
127-10-0-088.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert E. Woodard and wife, Gladys L. Woodard,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Joseph Garrett Woodard,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section One, Merrymount Acres, as of record in Book 3700, Page 17, Register's Office for said County, being described as follows:

Beginning at a point in the southerly margin of U.S. Highway 70 and U.S. Highway 70S, the common front counter of Lots 18 and 19; thence with the southerly margin of said Highways estwardly 258.00 feet to a point, the common front corner of Lots 17 and 18; thence southwardly along the line between said Lots 17 and 18, 215.7 feet to a concrete monument; thence North 74 degrees 59 minutes West 221.77 feet to a concrete monument, the common rear corner of Lots 18 and 19; thence northwardly along the line between Lots 18 and 19, 205.0 feet to the point of beginning.

Being the same property conveyed to Robert E. Woodard and wife, Gladys L. Woodard by Deed from Julia C. Christiansen f/k/a Julia Potter dated 7/10/02 and recorded on 7/10/02 in Instrument No. 20020710-0083025, Register's Office for Davidson County, Tennessee.

This is unimproved property generally located: U.S. Highway No. 70, Nashville, TN

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

BILL GARRETT, Davidson County
Trans:T20130104195 DEEDWARR
Recvd: 12/13/13 10:15 2 pgs
Fees:13.00 Taxes:45.88
20131213-0126253

IN WITNESS WHEREOF, **Robert E. Woodard and wife, Gladys L. Woodard** have caused this instrument to be executed, this the 16 day of October, 2013.

Robert E. Woodard

Gladys L. Woodard

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert E. Woodard and wife, Gladys L. Woodard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 16 day of October 2013.

My commission Expires: 8-13-14

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.