WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004348 DEEDWARR
Recvd: 01/21/14 10:41 2 pgs
Fees:13.00 Taxes:333.00
20140121-0005381

B-RR-13-1117

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/05/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger B. McGaw	Same as New Owner	
1208 Gartland Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	072-06-0 272.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we TIMOTHY WOODARD, MARRIED AND GREG S. DAVIS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER B. MCGAW AND WIFE, ANGELA KASET, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST 35.0 FEET OF LOT NO. 66, ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF MAXEY AVE AND GALLATIN ROAD PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 332, PAGE 44, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 66 FRONTS 35.0 FEET ON THE NORTHERLY SIDE OF LELAND AVENUE AND RUNS BACK 174.0 FEET ON THE WESTERLY LINE AND 174.75 FEET ON THE EASTERLY LINE TO AN ALLEY, ON WHICH IT MEASURES 35.0 FEET.

TOGETHER WITH A JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 4240, PAGE 482, SAID REGISTER'S OFFICE

BEING THE SAME PROPERTY CONVEYED TO RESTORE MANAGMENT, LLC, A TENNESSEE CORPORATION BY QUIT CLAIM DEED DATED 01/09/2007 FROM TIM WOODARD AND SPOUSE AND GREG DAVIS AND SPOUSE, A TENNESSEE SOLE PROPRIETOR OF RECORD IN INSTRUMENT 20070123-0009422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO GREG S. DAVIS, MARRIED, AND TIM WOODARD, MARRIED, BY QUITCLAIM DEED RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT 20140121-0005380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAN BOOK 332, PAGE 44, AND BOOK 4240, PAGE 482; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTORS HEREIN.

unimproved ( )
This is improved (X) property, known as 1117 Leland Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of January, 2014.

Timothy Woodard

Greg S. Davis

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY WOODARD AND GREG S. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903