BILL GARRETT, Davidson County
Trans:T20140030874 DEEDWARR
Recvd: 05/05/14 14:48 2 pgs
Fees:13.00 Taxes:185.00
20140505-0038160

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Lawrence Hart as to a 50% interest and Cumberland Advisory Group, LLC as to a 50% interest** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

TRACT ONE: O Saunders Avenue (Tax ID: 061-10-0-096.00)

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Book 547, Page 77, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description.

BEING PART OF the same property conveyed to Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust, by Quitclaim Deed from Peggy E. Woodson, individually, dated 9/16/98 and recorded 9/22/98 in Book 11121, Page 205; and part of the same property previously conveyed to Peggy E. Woodson by Warranty Deed from Alvie Anderson, dated 9/26/79 and recorded 5/11/81 in Book 5743, Page 609, Register's Office for Davidson County, Tennessee.

TRACT TWO: 4105 Saunders Avenue (Tax ID: 061-10-0-097.00)

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Book 547, Page 77, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees U/A/D September 16, 1998 of the Woodson Joint Revocable Living Trust Agreement, and any Successors in Trust, by Quitclaim Deed from Peggy Elaine Brosius Woodson, dated 11/12/10 and recorded 1/4/11 in Instrument Number 20110104-0001191, Register's Office for Davidson County, Tennessee.

For prior sources of title, see Quitclaim Deeds of record in Instrument Number 20110104-0001156, Instrument Number 20110104-0001134, and Book 11121, Page 209; and Warranty Deed of record in Book 1237, Page 545, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 2nd day of May, 2014.

Raymond E. Woodson

Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust

Peggy E. Brosius Woodson

Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Raymond E. Woodson and Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998, and any Successors in Trust** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2014.

Marijane K. Hart
Notary Public

MARIJANE K. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$50,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of May, 2014.

Marijane K. Hart
Notary Public

MARIJANE K. HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 6-21-16

Map and Parcel: 161-10-0-096.00 and 161-10-0-097.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Lawrence Hart and Cumberland Advisory Group, LLC
471 Humphreys Street
Nashville, TN 37203