File No. 144098

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/14 14:20 3 pgs
Fees:18.00 Taxes:307.10
20140509-0039966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017

(AFFIX SEAL)

DOLLY T. REAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Lincoln Real Estate Group, Inc.	The Lincoln Real Estate Group, Inc.	082-11-0-070.00
(NAME)	(NAME)	
945 Dere Bere Dr	945 Dere Bere Dr	
(ADDRESS)	(ADDRESS)	
Mascoutah, IL 62258	Mascoutah, IL 62258	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **WILLIAM WOODARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE LINCOLN REAL ESTATE GROUP, INC., A NEVADA CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), 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. 97 and the northerly 20 feet of Lot No. 98, Harris Addition to Edgefield, as of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of North 2nd Street, at the common corner of Lots 96 and 97; thence with the line between said lots, westerly 136.96 feet, more or less, to the easterly margin of an alley; thence with the same, south 6 degrees 16 minutes west 55.13 feet to a point at the beginning of a curve; thence around said curve, southeasterly 23.43 feet to a point in the northerly margin of an alley; thence with said alley, south 83 degrees 14 minutes east 121.81 feet to a point in the westerly margin of North Second Street; thence with the same, north 6 degrees 59 minutes east 70 feet to the point of beginning.

BEING the same property conveyed to William Woodard and wife, Carmen Woodard by Warranty Deed from Robert K. Lee and wife, Patricia G. Lee and Bessie Lee, a widow, dated 8/13/1971 and recorded 8/27/1971 in Book 4532, Page 243, Register's Office for Davidson County, Tennessee. The said Carmen Woodard having since died on 10/22/1971 leaving property vested solely in William Woodard as the surviving tenant. The said William Woodard having married Mayola Woodard on 10/27/1972 and subsequently conveyed his interest to William Woodard and Mayola Woodard by Quitclaim Deed dated 4/23/1997 and recorded 4/24/1997 in Book 10426, Page 942, Register's Office for Davidson County, Tennessee. Mayola Woodard having died on 5/24/2011 leaving property vested solely in William Woodard as the surviving tenant.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 508 North 2nd Street, Nashville, Tennessee 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 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 9th day of May, 2014.

William Woodard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand at office this 9th day of May, 2014.

Notary Public

Commission expires:

03/24/2017

DOLLY T. PEAY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/28/2015**

