THIS INSTRUMENT PREPARED BY:

STEPHANIE EDWARDS
Attorney at Law
P.O. Box 58842
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(615) 579-0849
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STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Roger E. Woodby
AFFIANT

Subscribed and sworn to before me this 10th day of July, 2014.

Notary Public

My Commission Expires: July 5, 2016

OLIVIA C. RUIZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires July 5, 2016

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
1116 Hitt Lane Goodlettsville, TN 37072	Roger E. Woodby Same	Map 119-1, Par. 467

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Terri Woodby**, Guardian of the Property of **Zachary Woodby, minor child dob: 12/01097** *(See Exhibit A)*, heir at law of Joe Beauford Woodby, deceased (the "decedent"), who died on 12/27/1997, for and in consideration of the sum of One and no/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration does hereby bargain, sell, release, remise, quitclaim, and convey unto **Roger Eddie Woodby** all right, title, and interest in and to the following-described real estate, to-wit:

Legal Description

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Overhill City and W.H. Fox's Subdivision of part of Cumberland Nurseries as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 34 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe Woodby and wife, Martha Woodby, but deed from Franiell Wayne Baucom and wife, Shirley Baucom, of record in Book 3430, page 590, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140050565 DEEDQC
Recvd: 07/15/14 11:30 5 pgs
Fees:27.00 Taxes:0.00
20140715-0062331

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

WITNESS my hand our hands this 25 day of June, 2014.

Terri R Woodby Zachary D. Woodby

Terri Woodby, Guardian of the Property
Of Zachary Woodby, minor child

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Terri Woodby**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2014.

Debra Mowrey
Notary Public

"OFFICIAL SEAL"
DEBRA MOWREY
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 04, 2017

My Commission Expires: April 4 2017

This is improved property known as 217 Valeria Street, Nashville, TN 37210.

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

PROBATE DIVISION

2014 MAR 17 PM 4:18

RICHARD R. ROOKER, CLERK

D.C.

IN THE MATTER OF:	)	
	)	
INTESTATE ESTATE OF JOE BEAUFORD WOODBY, DECEASED	)	**No. 13P-1899**
	)	
	)	
ROGER EDDIE WOODBY PETITIONER	)	

ORDER APPOINTING GUARDIAN

This cause came to be heard on the 6th day of March, 2014 before the Honorable Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee upon the Amended Complaint to Quiet Title And Appoint a Guardian for a Minor or in the Alternative Petition to Partition Property, filed by and through counsel, by Roger Woodby, (hereinafter the "Petitioner"). Based upon the statements of the parties and counsel in open court, the sworn Petition and the entire record, this Court finds that good cause exists for the appointment of a Guardian Over the Property of the minor child Zachary Woodby.

Zachary Woodby, dob: 12/01/97, resides at 306 North Grove Avenue, Milford, IL 60953 in the home of his mother, Terri Woodby. Zachary Woodby is the great-grandson of the decedent, Joe Beauford Woodby, and an heir at law of the decedent. Terri Woodby is the sole custodian of Zachary, as the minor child's father, Ronnie Woodby is deceased. This Court finds that Terri Woodby is the appropriate individual to serve as Guardian of the Property of the minor child Zachary Woodby, and her appointment in the best interest of the child. Terri Woodby is both willing and able to serve in said capacity. The property subject to this Complaint is the real property at 217 Valeria Street, Nashville, TN 37210 and 32 acres located on Rural Route Ramsey Hollow Road, Harrogate, TN.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that Terri Woodby (hereafter referred to as Guardian) is the legal and biological mother of the child Zachary Woodby. Terri Woodby is the sole custodian of Zachary Wodby. Terri Woodby shall be appointed Guardian over the Property of Zachary Woodby. The Court finds that the appointment of the same is in the minor child's best interest.

IT IS THEREFOR FURTHER ORDERED, ADJUDGED AND DECREED that Terri Woodby has the express ability to accept service of this Complaint on behalf of Zachary Woodby, in accordance with the Tennessee Rules of Civil Procedure, as required by Tennessee Code Annotated Section 34-1-106(a). Terri Woodby has the express authority to execute documents on behalf of the minor child related to any and all claims of interest in the properties 217 Valeria Street, Nashville, TN 37210 and 32 acres located on Rural Route Ramsey Hollow Road, Harrogate, TN, including but not limited to, executing quitclaim deeds transferring the child's interest in said properties.

Entered this the 17th day of March, 2014.

RANDY KENNEDY, JUDGE

PREPARED FOR ENTRY:

S. Edwards

Stephanie Edwards (BPR #022078)
Attorney for the Petitioner
P.O. Box 58842
Nashville, TN 37205
(615) 579-0849

I hereby certify that this is a true copy of original instrument filed in my office this 18 day of March 20 14
RICHARD R. ROOKER Clerk
By
Deputy Clerk

CERTIFICATE OF SERVICE

The undersigned attorney hereby certifies that a true and correct copy of the foregoing and, , has been sent via United States Mail, certified mail and postage prepaid, on this the 7th day of March, 2014.

Bridgette Baucom
P.O. Box 566
Ashland City, TN 37015

Gloria Woodby
364 Northgate Mall Dr. Apt 104
Hixson, TN 37343

Jennifer Surber
Attorney for Respondent, Traci Myles
201 Fourth Avenue North, Suite 1700
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S. Edwards

Stephanie Edwards