This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
NEW OWNER:
Charles Walker
69 Thompson Lane
Nashville, TN

PARCEL ID: 11910022800

Davidson County DEEDWARR
Recvd: 07/22/14 10:33 3 pgs
Fees:18.00 Taxes:680.80
20140722-0064953

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rembert Bryant Woodroof, Jr., Ouida Woodroof Holt and Baker Woodroof as tenants-in-common** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Charles Walker**, hereinafter called the "GRANTEE", his 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. 1, on the Map of Tuggle Heights, Subdivision, as of record in Book 1130, page 90, Register's Office for said county, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Rembert Bryant Woodroof, Jr., Ouida Woodroof Holt, and Baker Woodroof as tenants-in-common by deed dated April 8, 2008, of record in Instrument No. 20080417-0038824, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1130, page 90, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 2901Tuggle Ave., Nashville, Tennessee 37211.

"GRANTORS" make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. "Grantors" make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. "Grantee" agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by "Grantors" and accepted by "Grantee" in an **"as is, where is"** and **"with all faults"** condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, and,

"GRANTORS" do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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.

WITNESS our hands this the 21st day of July, 2014.

Rembert Bryant Woodroof, Jr.

Ouida Woodroof Holt

Baker Woodroof

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rembert Bryant Woodroof, Jr., Ouida Woodroof Holt and Baker Woodroof as tenants-in-common**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of July, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of July, 2014.

NOTARY PUBLIC
My Commission Expires: 5-24-17

JULIE COOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

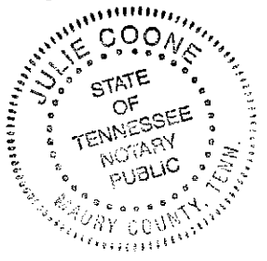
CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017