RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: JH140164

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062227 DEEDWARR
Recvd: 08/22/14 09:21 2 pgs
Fees:13.00 Taxes:199.80
20140822-0076585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2014.

NOTARY PUBLIC

My commission expires: 11-3-17

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Roby Woodcock *et ux* 1524 Jones Avenue Nashville, TN 37207	Same address as new owner	071 120 0700.00

FOR AND IN CONSIDERATION of the sum of Fifty Four Thousand and 00/100 Dollars ($54,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ANN C. SLOAN, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE ROBY WOODCOCK AND ASHLEY L. WOODCOCK, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 37, JOYWOOD, as shown on plat of record in Plat Book 974, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Harold C. Spivey and wife, Juanita Cook Spivey to M. G. Sloan and wife, Ann Sloan as recorded on the 22nd day of December, 1948 in Deed Book 1677, Page 435 and Deed from Ronald Ray Crossfield and wife, Melba Love Crossfield to Maxie G. Sloan and wife, Ann C. Sloan as recorded on the 11th day of July, 1979 in Deed Book 5463, Page 298, in the Register's Office of Davidson County, Tennessee. The said Maxie G. Sloan (a/k/a Maxie Gophel Sloan) having since died on September 19, 1980, the property passed to Ann C. Sloan as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 974, page 45; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1524 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 19th day of August, 2014.

Ann C. Sloan

ANN C. SLOAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Ann C. Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of August, 2014.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014