BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140086472 DEEDWARR
Recvd: 11/17/14 13:10 4 pgs
Fees:23.00 Taxes:122.10
20141117-0105860

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF NOVEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW TILGHMAN	**SAME**	**119-01-0-467.00**
(NAME) **P. O. BOX 40124**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROGER WOODBY AND TRACI MILES, BEING HEIRS AT LAW OF JOE WOODBY, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** 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(s) 34, as shown on the map entitled Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries, of record in Plat Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. 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, by deed from Franiell Wayne Baucom and wife, Shirley Baucom, of record in Book 4552, page 525, dated April 18, 1971, said Register's Office. The said Martha Woodby having died on or about August 12, 1984, leaving the said Joe Woodby as the surviving tenant by the entirety.

The said Joe Woodby having since died intestate on or about December 27, 1997. The subject property passed to his heirs at law being his children, Roger Eddie Woodby; Cleva Beauford Woodby Whaley, who has since died on or about April 28, 2011; Shirley Woodby Barton, who has since died on or about December 16, 2002; Lonnie Gene Woodby, who has since died on or about April 10, 1999: Don Woodby, who died on or about April 9, 1979; and Jimmy Keith Woodby, who died on or about April 15, 1987. For further reference, see Affidavit of Heirship of record as Instrument No. 20140107-0001725, said Register's Office. **(see legal description/derivation continued on page 3 and 4)**

This conveyance is subject to all matters as set forth in the Plan of record in Book 332, page 21, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****GRANTEE HEREIN ASSUMES ALL PROPERTY TAXES FOR THE YEAR 2014.****

unimproved ( )
This is improved(X) property, known as **217 VALERIA STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 14 day of November, 2014.

ROGER WOODBY

TRACI MILES

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 Roger Woodby, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 of November, 2014.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 Traci Miles, the bargainor, 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 official seal at office this 14 of November, 2014.

My commission expires: 5-5-2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Legal Description Continued

Cleva Beauford Woodby Whaley was survived by her issue, Kathy Whaley, Lori Batchelor and Marvin Martin and her husband Calvin Whaley.

Kathy Whaley conveyed her interest to Roger Eddie Woodby by quitclaim deed in Instrument No. 20140107-0001730, dated September 6, 2013, said Register's Office..

Lori Batchelor conveyed her interest to Roger Eddie Woodby by quitclaim deed in Instrument No. 20140107-0001727, dated September 6, 2013, said Register's Office.

Marvin Martin conveyed his interest to Roger Eddie Woodby by quitclaim deed in Instrument No. 20140121-0005432, dated August 29, 2013, said Register's Office.

Calvin Whaley conveyed his interest to Roger Eddie Woodby by quitclaim deed in Instrument No. 20140107-0001729, dated September 6, 2013, said Register's Office.

Shirley Woodby Barton was survived by her husband, Steve Barton and her issue, Bridget Baucom, Yvonne Baucom and Greg Baucom.

Steve Barton, aka Steven D. Barton, conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001726, dated September 23, 2013, said Register's Office.

Greg Baucom conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140121-0005433, dated August 16, 2013, said Register's Office.

A Default Judgment divesting the interests of Yvonne Baucom and Bridgette Baucom and vesting their interests into Roger Eddie Woodby, has been filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No.13P-1899 and recorded as Instrument No.20141016-0095704, said Register's Office.

Lonnie Gene Woodby was survived by his wife, Sharon Woodby and issue, Mark Woodby, Kevin Woodby, Kristie Woodby, Brian Woodby and Ronnie Woodby, who has since died on or about December 26, 2012.

Sharon Woodby conveyed her interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001738, dated July 22, 2013, said Register's Office.

Mark Woodby conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001737, dated August 30, 2013, said Register's Office.

Kevin Woodby conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001735, dated July 31, 2013, said Register's Office.

Kristie Woodby conveyed her interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001736, dated July 22, 2013, said Register's Office.

Brian Woodby conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001731, dated July 22, 2013, said Register's Office.

Ronnie Woodby was survived by his wife, Terri Woodby and his issue Zachary Woodby, a minor, as evidenced by an Affidavit of Heirship of record as Instrument No. 20141117-0105859, said Register's Office.

Terri Woodby conveyed her interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001739, dated July 23, 2013.

Terri Woodby, Guardian of the property of Zachary Woodby, minor child dob: 12/01/97 conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140715-0062331, dated June 25, 2014. Order Appointing Guardian attached as Exhibit "A" to said deed.

Legal Description Continued

Don Woodby was survived by his wife, Gloria Woodby and his issue, David Woodby, Pat Southern, Ken Woodby and Don Woodby.

Jimmy Keith Woodby was survived by his issue Traci Myles.

Gloria Woodby conveyed her interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140306-0018706, dated March 1, 2014, said Register's Office.

David Woodby conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001732, dated September 17, 2013, said Register's Office.

Pat Southern conveyed her interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001728, dated October 7, 2013, said Register's Office.

Ken Woodby conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001734, dated October 6, 2013, said Register's Office.

Don Woodby conveyed his interest to Roger Eddie Woodby by quitclaim deed of record in Instrument No. 20140107-0001733, dated September 16, 2013, said Register's Office.