Return to: John T. Cook, P.C. BOX 14
26688-3

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14122635

BILL GARRETT, Davidson County
Trans:T20150001886 DEEDWARR
Recvd: 01/08/15 14:25 2 pgs
Fees:13.00 Taxes:2072.00
20150108-0002242

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $560,000.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2015.

Notary Public
My Commission Expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret Hamilton and Thomas Meador 2114 Westwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-343.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Veronica C. Hill n/ka Ronnie Woodard and Thomas Woodard Jr., Wife and Husband,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Hamilton and Thomas Meador, Wife and Husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Lot of Land located in the City of Nashville, Davidson County, Tennessee and more particularly described as follows:

Being the Westerly 1/2 of Lot 67 on the plan of Belair as of record in Book 332, Page 6 Register's Office for Davidson County, Tennessee and which Westerly 1/2 fronts 50 feet on the Northerly side of Westwood Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Veronica C. Hill by Warranty Deed from Cathy Golden Hill, unmarried, recorded on the 31st day of October, 2005 in Instrument No. 20051031-0131236, in the Register's Office of Davidson County, Tennessee.

The said Veronica C. Hill has since married and is now known as Ronnie Woodard. Veronica C. Hill and Ronnie Woodard are one and the same person

Thomas Woodard Jr., Veronica Woodard, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 6.

This is improved property located at **2114 Westwood Avenue Nashville TN 37212**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2015.

Veronica C. Hill n/ka Ronnie Woodard

Thomas Woodard Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Veronica C. Hill n/ka Ronnie Woodard and Thomas Woodard Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018