NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
Wallace Cartwright 30 Burton Hills Blvd., No. 175 Nashville, TN 37215	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map and Parcel No.	082-04-0-042.00

Warranty Deed

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND NO/100 DOLLARS ($30,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL**, Individually and as Co-Trustees of the Woodroof Family Trust with Full Powers to Sale have this day bargained and sold and by these presents do hereby transfer and convey unto, **WALLACE CARTWRIGHT**, his successors and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 238 and the northerly 24 feet of Lot No. 237 on the Plan of Oakwood Park, of record in Book 421, page 12, 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. 238 and the northerly 24 feet of Lot No. 237 front together 55 feet on the easterly side of North 7th Street and run back between parallel lines 165 feet to an alley.
>
> Being part of the same property conveyed to MILDRED W. DAVIS and GLORIA W. LUTTRELL, in their capacities as CO-TRUSTEES OF THE WOODROOF FAMILY TRUST, by deed from GLORIA W. LUTTRELL AND MILDRED W. DAVIS, CO-EXECUTRIXES OF THE ESTATE OF HETTIE WOODROOF, DECEASED, of record in Book 7115, page 912, dated January 22, 1987, said Register's Office.
>
> This is improved property known as 1121 North 7th Street, Nashville, Tennessee 37207.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2015 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property is being sold "AS IS" and subject to the rights of tenants in possession, if any.

WITNESS our hands this, the 22 day of January, 2015.

Mildred W. Davis, Individually

Gloria W. Luttrell, Individually

Mildred W. Davis, Co-Trustee of the Woodroof Family Trust

Gloria W. Luttrell, Co-Trustee of the Woodroof Family Trust

BILL GARRETT, Davidson County
Trans:T20150006636 DEEDWARR
Recvd: 01/27/15 15:07 2 pgs
Fees:13.00 Taxes:111.00
20150127-0007802

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 MILDRED W. DAVIS and GLORIA W. LUTTRELL, Individually, and as Co-Trustees of the Woodroof Family Trust, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS ~~my~~ hand and official seal at Nashville, Tennessee, on this the 22 day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 3/3/18

TOBY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gloria W. Luttrell
AFFIANT

SUBSCRIBED and sworn to before me, this the 22 day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 3/3/18

TOBY JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY