BILL GARRETT, Davidson County
Trans:T20150021725 DEEDWARR
Recvd: 03/25/15 10:54 2 pgs
Fees:13.00 Taxes:118.40
20150325-0025578

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl King, an unmarried man	Daryl King (NAME)	13500022400
1408 Langbrae Drive (ADDRESS)	1408 Langbrae Drive (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Carl Lewis Woods and wife, Freddie Rose Woods, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daryl King, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING IN THE 2ND, FORMERLY THE 5TH CIVIL DISTRICT OF SAID COUNTY, AND BEING A PART OF THE OLD HENRY BURNETT PLACE, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY WM. C. PARRISH, ASSOCIATES, CIVIL ENGINEERS, DATED SEPT. 28, 1963, AS F BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF SMITH SPRINGS ROAD, AT THE NORTHWEST CORNER OF THE PROPERTY OF WM. P. GIVENS; THENCE WITH THE MARGIN OF SAID ROAD, SOUTH 88 DEGREES 30' WEST 102.9 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF THE H.G. HIMES PROPERTY; THENCE WITH THE SAID HIMES' EASTERLY LINE ALONG A FENCE, SOUTH 1 DEGREE 58' EAST 280.7 FEET TO AN IRON PIN IN ANOTHER FENCE; THENCE WITH SAID FENCE, NORTH 84 DEGREES 4' EAST 93 FEET TO AN IRON PIN IN ANOTHER FENCE; THENCE WITH GIVENS' WESTERLY LINE AND ALONG A FENCE, NORTH 0 DEGREES 11' EAST 273.4 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED OF RECORD IN BOOK 8232, PAGE 456, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CARL LEWIS WOODS AND WIFE, FREDDIE ROSE WOODS BY DEED FROM ROY S. LAWRENCE AND WIFE, FLEETA LAWRENCE, OF RECORD IN BOOK 3642, PAGE 497, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CARL LEWIS WOODS HAVING SINCE DECEASED, LEAVING FREDDIE ROSE WOODS HIS SOLE SURVINING SPOUSE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2309 Smith Springs Road, Nashville, TN 37217
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 20th day of March, 2015.

Freddie Rose Woods
Freddie Rose Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Freddie Rose Woods, the herein 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, this the 20th day of March, 2015.

Notary Public

My Commission Expires: 7/8/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072