BILL GARRETT, Davidson County
Trans:T20150042138 DEEDWARR
Recvd: 06/01/15 09:06 3 pgs
Fees:18.00 Taxes:440.30
20150601-0050100

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Lawrence W. Woodard
5430 Lickton Pike
Goodlettsville, TN 37072

PARCEL ID: 02300005900

FOR AND IN CONSIDERATION of One Hundred Nineteen Thousand ($119,000.00) dollars, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***Janell Faye Anderson,*** have bargained and sold, and by these presents do transfer and convey unto, ***Lawrence W. Woodard,*** his heirs and assigns, a certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, as follows:

LAND in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, being a portion of the Tract "E" of the John Butterworth Tract on a survey by Hickerson-Miller-Engineers-Surveyors, dated March 28, 1957, and being a part of the property described in the deed of record in Book 3308, page 250, in the Register's Office of Davidson County, Tennessee, according to a survey by Odo E. Rhodes, dated September 30, 1961, the land herein conveyed being described as follows:

BEGINNING at an iron pin located in the western margin and right of way of Lickton Pike, being the southeast corner of the property herein conveyed and being Baggett's corner on the line between tracts "E" and "F" of the Hickerson-Miller Survey; thence North 18 degrees 15 minutes East along the said margin of Lickton Pike 118 feet 6 inches to an iron pin in said margin; thence in a westerly direction 472 feet to an iron pin, located 144 feet 6 inches from the northern boundary line of other property of the Grantors being conveyed by even date to Lawrence W. Woodard and wife, Margaret Joyce Woodard; thence continuing in a westerly direction 379 feet to an iron pin in the eastern boundary line of property of Lawrence W. Woodard and wife, Margaret Joyce Woodard, described in deed of record in Book 6620, Page 889, in the Register's Office of said County; thence in a southerly direction along said eastern boundary 154 feet to the southeast corner of the said Lawrence W. Woodard property of record in Book

6620, page 889; thence South 73 degrees 40 minutes East 865 feet to the point of beginning.

Being the property conveyed to Janell Faye Woodard, a single person, from Janell Faye Woodard, individually, and Janell Fay Woodard, Trustee, by deed dated 10/10/97, recorded 8/11/04 in Instrument #20040811-0096740, Register's Office of Davidson County, Tennessee.

Janell Faye Woodard is now known as Janell Faye Anderson.

Possession with deed.

2015 taxes shall be prorated.

This property is not the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Lawrence W. Woodard***, his heirs and assigns, forever. And I covenant with the said, ***Lawrence W. Woodard,*** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, ***Lawrence W. Woodard,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 19 day of May, 2015.



Janell Faye Anderson

STATE OF TEXAS
COUNTY OF Rockwall

Before me, a Notary Public in and for said State and county, personally appeared, ***Janell Faye Anderson,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Rockwall, Texas, this the 19 day of May, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-20-2015

RONNIE W LAWRENCE
My Commission Expires
December 20, 2015

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $119,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lawrence W. Woodard
AFFIANT

Subscribed and sworn to before me this 27th day of May, 2015.

Julie L. Jones
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 3/19/19

JULIE L. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MACON

RE-14580