This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20150063399 DEEDWARR
Recvd: 08/03/15 09:20 3 pgs
Fees:18.00 Taxes:1887.00
20150803-0076147

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Ruehling and wife, Shelby Ruehling,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **John McCarley Woods and wife, Molly McGowan Woods**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 50 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Ruehling and Shelby Ruehling, husband and wife, by deed dated March 1, 2011 from John W. Teasley and Catherine S. Teasley, formerly known as Catherine Smith of record as Instrument No. 201103020016821, said Register's Office.

Map & Parcel 132-1-116

This property is known as 4017 Outer Drive, Nashville, TN 37204

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and

assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30th day of July, 2015.

Michael Ruehling -Grantor

Shelby Ruehling -Grantor

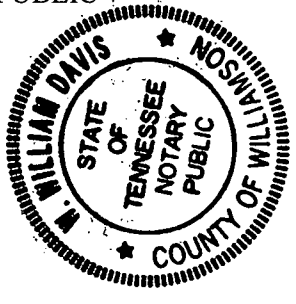
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Ruehling and Shelby Ruehling, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2016



Grantee(s) Name, Address:	Send Tax Statement To:
John McCarley Woods	New Owner
4017 Outer Drive	
Nashville, TN 37204	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$510,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31 day of July, 2015.

Virginia Anderson
Affiant

(Seal)

Notary Public

My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018