THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2015. Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Allen Wooden	Churchill Mortgage Corp	MAP 4
8443 Sycamore Creek Road	761 Old Hickory Blvd #400	PARCELS 123 and 168
Joelton, TN 37080	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Zara Nicole Roe, Melissa Vaughn and Cecil Wooden, the Heirs-At-Law of Steve Wooden and the Estate of Steve Wooden**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Allen Wooden**, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE THE ATTACHED "EXHIBIT A"

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8443 Sycamore Creek Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the 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.

BILL GARRETT, Davidson County
Trans:T20150066056 DEEDWARR
Recvd: 08/10/15 09:51 4 pgs
Fees:23.00 Taxes:555.00
20150810-0079413

Witness our hands this the 3rd day of August, 2015.

Estate of Steve Wooden

BY: Zara Nicole Roe, Administrator
Zara Nicole Roe, Administrator

Zara Nicole Roe, Individually

Melissa Vaughn, Individually

Cecil Wooden, Individually

By: Zara Nicole Roe, Conservator
Zara Nicole Roe, Conservator

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 Zara Nicole Roe and Melissa Vaughn the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of August, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 Zara Nicole Roe, the Administrator of the Estate of Steve Wooden, the bargainor (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Administrator of the Estate of Steve Wooden and as such Administrator executed the within instrument of the purposes therein contained, having been authorized so to act.

Witness my hand and official seal this the 3rd day of August, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 Zara Nicole Roe (with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) the Conservator for Cecil Wooden, the bargainor, and who acknowledged that she is the Conservator for Cecil Wooden and as such Conservator executed the within instrument for the purposes therein contained, having been so authorized to act.

Witness my hand and official seal this 3rd day of August, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Exhibit "A"

Tract One:

LAND in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, as described according to an unrecorded survey made by John D. Sprouse, Surveyor, dated May 21, 1990, as follows:

BEGINNING at an iron pin in the westerly margin of Huffman Road, said iron pin being the northeast corner of Robert O. Woodard, et ux, appearing of record in Deed Book 5535, Page 291, in the R.O.D.C.T., being the southeast corner of Steven Clay Wooden, et ux, appearing of record in Deed Book 6033, Page 651, in the R.O.D.C.T., and continuing as follows: thence with the margin of said road N 37 deg. 04' 14" E, 23.87 feet; thence N 31 deg. 49' 03" E, 65.37 feet; thence N 27 deg. 21' 16" E, 68.10 feet to an iron pin in said margin of said road being then northeast corner of this tract of land; thence leaving said margin of road with a new line N 80 deg. 14' 59" W, 716.54 feet to an iron pin; thence N 88 deg. 29' 50" W, 510.00 feet to an iron pin in the easterly R.O.W. of U.S. Highway No. 431, said iron pin being the southwest corner of Eddie Lee Shockney, et ux, appearing of record in Deed Book 4834, Page 118, in the R.O.D.C.T., and being the northwest corner of this tract of land; thence with the R.O.W. of said highway S 16 deg. 55' 32" E, 80.86 feet; thence N 73 deg. 04' 28" E, 15.00 feet; thence S 16 deg. 55' 32" E, 154.00 feet to a fence post being the northwest corner of Charles S. Moss, et ux, appearing of record in Deed Book 3942, Page 996, in the R.O.D.C.T., and being the southwest corner of this tract of land; thence with the line of said Moss S 85 deg. 42' 22" E, 672.09 feet to an iron pin being the northeast corner of said Moss and the northwest corner of said Woodard; thence with the line of said Woodard N 60 deg. 58' 03" E, 191.21 feet to an iron pin; thence S 66 deg. 54' 57" E, 234.53 feet to the point of BEGINNING, containing 5.044 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated May 21, 1990.

Being the same property conveyed to Steven Clay Wooden by quitclaim deed from Eddie Ray Wooden, unmarried of record in Book 10162, page 95, Registers office for Davidson County, Tennessee, dated August 8, 1996 and recorded August 21, 1996.

Exhibit "A"

Tract One:

LAND in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, as described according to an unrecorded survey made by John D. Sprouse, Surveyor, dated May 21, 1990, as follows:

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Being the same property conveyed to Steven Clay Wooden by quitclaim deed from Connie Sue Wooden of record in Instrument Number 20080211-0013395 Register's Office for Davidson County, Tennessee dated 1/31/2008 and recorded on 2/11/2008. The said Steven Wooden having since died intestate on January 27,2014. The Estate of Steven Wooden was probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (No. 14P-244) Zara Nicole Roe, Cecil Clay Wooden and Mellissa K. Vaugnh are the heirs at law of Steven Wooden and are the Grantors herein.

Zara Nicole Wooden has been appointed as Conservator for Cecil Clay Wooden by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). See In Re Cecil Wooden Docket No. 14P-2076. Pursuant to the Order Appointing Conservator the sale of the subject property by Zara Nicole Wooden as Conservator was approved by said Court.