WARRANTY DEED

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

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Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5.3.16

(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Woodard and Laura L. Woodard	Farmington Mtg dba CapStar Bank	
(NAME)	(NAME)	
124 B Lincoln Court	2002 Richard Jones Rd # 120	13001006200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nash TN 37205	
(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, **KP PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON B. WOODARD AND LAURA L. WOODARD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 and the South 12 feet 6 inches of Lot No. 35, Block 2 on the Plan of The Courts of Belle Meade, of record in Plat Book 547, Book 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed by Quitclaim Deed from Tyler Pennington, married to KP Properties, Inc., a Tennessee corporation, as recorded on the 23rd day of September, 2014 in Instrument No. 20140923-0087161; portion of Quitclaim Deed from Kevin D. Montgomery, Trustee to Tyler Pennington, married, as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0071952; portion of Warranty Deed from Kevin D. Pace, a single man to Tyler Pennington, married, as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0071950 and portion of Warranty Deed from Melanie K. Anderson, formerly Melanie K. Massey, a married woman to Kevin D. Pace, as recorded on the 3rd day of October, 1995 in Deed Book 9816, Page 760, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 547, Page 141, said Register's Office.

This is unimproved _ improved x property, known as 124 B Lincoln Court, Nashville, TN 37205
(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 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: T20150084507 DEEDWARR
Recvd: 10/05/15 11:06 2 pgs
Fees: 13.00 Taxes: 2775.00
20151005-0101030

Witness my hand this 1st day of October, 2015.

KP PROPERTIES, INC.

BY: _____

J. KELVIN PENNINGTON, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared J. Kelvin Pennington, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of KP Properties, Inc., the within named bargainor, a corporation, and that he as such President of KP Properties, Inc.executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

_____
Notary Public