GSem
Box 4M

BILL GARRETT, Davidson County
Trans:T20150096178 DEEDWARR
Recvd: 11/12/15 09:56 3 pgs
Fees:18.00 Taxes:177.60
20151112-0114805

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $48,000.00. Affiant Subscribed and sworn to before me this 11th day of November, 2015. Notary Public My Commission Expires: Jan 9th 2016

ANNA F. RINGEMANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows: John Sneed Jones, Trustee P.O. Box 280 Lyles, TN 37098	Send Tax Bills To: New Owner	Map-Parcel Number: 09416002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. WOODALL, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JOHN SNEED JONES, TRUSTEE OF THE JONES LIVING TRUST U/A/D**

NOVEMBER 19, 1998, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of the undeveloped portion of property shown on the plan of Spence Circle, of record in Plat Book 1424, page 62, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point 210 feet South 86° 35' East of the northeasterly margin of Lot 27 shown on the said plan in Book 1424, Page 62, said point being the northeasterly corner of Lot No. 30 shown on the Plan of Spence Circle, First Addition, of record in Book 1835, Page 43, said Register's Office; thence South 2° 7' West 233.84 feet, along the easterly line of said Lot No. 30, to the Southeast corner of said Lot No. 30; thence southwardly 50 feet, more or less, across Spence Court to the northeasterly corner of Lot No. 31 on the said plan of record in Book 1835, Page 431; thence South 2° 7' West 159 feet, along the easterly line of said Lot No. 31, to the Southeast corner of said Lot No. 31; thence North 86° 34' West 70 feet, along the southerly line of said Lot No. 31, to the Southwest corner of said Lot No. 31, being also the Southeast corner of Lot No. 17 on the plan in Book 1424, Page 62; thence South 2° 5' West 145 feet, along the westerly lines of Lot Nos. 18 and 19 on the Plan of record in Book 1424, Page 62, to the Southeast corner of said Lot No. 19, being also the Northwest corner of Lot No. 32 on the Plan of Spence Circle, Section Two, of record in Book 1835, Page 46; thence South 85° 30' 28" East 246.39 feet, along the northerly lines of Lot Nos. 32, 33, 34 and 35 on the plan in Book 1835, Page 46, to the northeasterly corner of said Lot No. 35; thence North 3° 44' East 418.08 feet to a point; thence South 87° 13' East 214.16 feet to a point; thence North 13° 54' West 180.68 feet a point; thence North 86° 35' West 348.8 feet to the point of beginning.

Being the same property conveyed to John H. Woodall, Jr. by quitclaim deed from Lillian Lorene Woodall of record in Instrument No. 20030508-0062244, dated May 5, 2003, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 County taxes have been paid by the Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay all future taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1424, page 62, said Register's Office.

This is unimproved property known as: **0 Spence Court, Nashville, TN 37210.**

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 successors and assigns, forever;

and Grantor covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11 day of November, 2015.

John H. Woodall, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John H. Woodall, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, 11th day of November, 2015.

(Seal)

ANNA F. RINGEMANN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Anna F. Ringemann
Notary Public

My Commission Expires: Jan 9th 2016