WARRANTY DEED

File #15610

BILL GARRETT, Davidson County
Trans:T20150108646 DEEDWARR
Recvd: 12/23/15 14:49 2 pgs
Fees:13.00 Taxes:111.00

20151223-0129429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arete, LLC	Same as new owner	052 05 0 190.00
(NAME)	(NAME)	
2000 Mallory Ln., Ste. 130-58		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, I, **Eva C. Woodall, Trustee of the Revocable Trust Agreement of James C Woodall and Eva C. Woodall dated February 27, 2013,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arete, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 part of Lot No. 9 on the Map of the Subdivision of Lots 35, 36 and 37 of the H. B. Chadwell Tract, as of record in Book 547, Page 60, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of a 30 foot unnamed street marked on said plan "Private Drive" being known as Idlewild Place, at the south corner of the property conveyed to Felix E. Flatt by deed of record in book 1279, page 177, said Register's Office; thence in a southerly direction 107 feet along the easterly margin of said Idlewild Place; thence in an easterly direction 229 feet to a point in a fence line; thence in a northwesterly direction along said fence 41 feet to the southeast corner of the property conveyed to Flatt, above mentioned; thence along the fence and along Flatt's southerly line 216.5 feet to the point of beginning.

Being the same property conveyed to Eva C. Woodall, trustee under the Revocable Trust Agreement of James C. Woodall and Eva C. Woodall dated February 27, 2013 by Quitclaim deed from James Woodall and wife, Eva C. Woodall of record in Instrument No. 20130411-0036173 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on April 11, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and paid by the Grantor herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 861 Idlewild Drive, Nashville, TN 37115

(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.

Witness my hand this 22nd day of December, 2015.

The Revocable Trust Agreement of James C. Woodall and Eva C. Woodall

BY: Eva C. Woodall
Eva C. Woodall,
Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of December, 2015, before me, appeared Eva C. Woodall, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Trustee of The Revocable Trust Agreement of James C. Woodall and Eva C. Woodall U/A/D 2/27/2013, and that said instrument was signed in behalf of said Trust, and said officer acknowledged said instrument to be the free act of deed of said Trust.

WITNESS my hand and seal, this the 22nd day of December, 2015.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206