THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15126120

BILL GARRETT, Davidson County
Trans:T20160006157 DEEDWARR
Recvd: 01/25/16 10:49 2 pgs
Fees:13.00 Taxes:1221.00
20160125-0006740

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin A. Woodward 931 DOWNEY DR NASHVILLE TN 37205-1005	New Owner	Tax Parcel ID No. 11501003300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scot Campbell Whitaker and Eli Meredith Whitaker III and Matthew Kent Whitaker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin A. Woodward, unmarried,** and **Randall R. Woodward, unmarried, as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 14 on the plan of Brook Meade Addition, Section 1, as of record in Book 2663, Page 53, Register's Office Davidson County, Tennessee.

Said Lot No. 14 fronts 153.0 feet on the Westerly margin of Downey Drive, and runs back 252.8 feet on the South sideline and 258.0 feet on the North sideline, and measuring 172.4 feet across the rear lot line.

Being the same property conveyed by Executor's Quit Claim Deed from Scot Campbell Whitaker, Eli Meredith Whitaker, III, and Matthew Kent Whitaker, Executors of the Estate of Eli Meredith Whitaker, Jr., now deceased, to Scot Campbell Whitaker, Eli Meredith Whitaker, III, and Matthew Kent Whitaker, as recorded on the 12th day of August, 2015 in Instrument No. 20150812-0080719 and Warranty Deed from Ying Tsung Lee and wife, Min Shiang Lee to Eli M. Whitaker, Jr., and wife Arleta C. Whitaker, as recorded on the 30th day of January, 2010 in Deed Book 4884, Page 994, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE ADDITION, SECTION 1, as recorded in Plat Book 2663, Page(s) 53.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 931 DOWNEY DR NASHVILLE TN 37205-1005

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2016.

Scot Campbell Whitaker

Eli Meredith Whitaker, III.

Matthew Kent Whitaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scot Campbell Whitaker, Eli Meredith Whitaker III and Matthew Kent Whitaker with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018