WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016485 DEEDWARR
Recvd: 02/29/16 14:43 2 pgs
Fees:13.00 Taxes:740.00
20160229-0019081

G-TG-16-5506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Aida Negash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aida Negash	new owner	
(NAME)	(NAME)	**103-07-0-007-00**
5506 Oakmont Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4635		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TERRY W. WOODALL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AIDA NEGASH, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th , formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No.46 on the Plan of Richland Meadows, Section 1, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Oakmont Circle at the southwest corner of Lot No. 45 on said plan; thence with the northerly margin of said Circle westwardly 60 feet to a point 2.8 feet easterly from the southeast corner of Lot No. 47 on said plan; thence northwardly 152 feet to the northeast corner of said Lot No. 47; thence South 85 degrees 43 minutes East 57 feet to the northwest corner of said Lot No. 45; thence with the line between said Lot Nos. 45 and 46 southwardly 153 feet to the Beginning.

Being the same property conveyed to Terry W. Woodall by Warranty Deed from Paul Ralph Cochran and Linda Covington Cochran, Trustees of the Cochran Revocable Trust, under Agreement dated January 4, 2006, by and through Paul Ralph Cochran, duly authorized Trustee dated February 3, 2016 and filed February 17, 2016 of record in Instrument No. 20160217-0015030, Register's Office for Davidson County, Tennessee.

The above described property was investment property for the Grantor and has never been the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 40, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2152, Page 121 and Book 2195, page 256, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5506 Oakmont Circle , Nashville, Tennessee 37209-4635**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 26th DAY OF FEBRUARY, 2016.

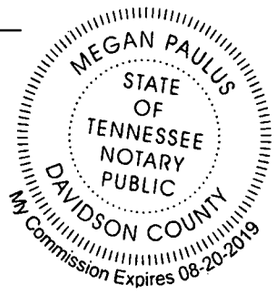
Terry W. Woodall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY W. WOODALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212