Davidson County DEEDWARR
Recvd: 03/28/16 10:16 2 pgs
Fees:13.00 Taxes:647.50
20160328-0028484

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 22 day of March, 2016, by and between Joy K Lesnick, and Polly A Hayes, both unmarried, party of the first part, and Daryl Ray Woods, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49, ON THE PLAN OF CREEKSIDE HEIGHTS, OF RECORD IN BOOK 2663, PAGES 114 AND 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT 49 FRONTS 88 FEET ON THE EASTERLY SIDE OF LISA LANE AND RUNS BACK 217.6 FEET ON THE NORTHERLY LINE OF 264.06 FEET ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 119.8 FEET.

Being all or part of the same property conveyed to Joy K. Lesnick and Polly A. Hayes by virtue of that certain Warranty Deed dated August 4, 2006, at Instrument No. 20060809-0097737 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2663, Pages 114 and 115 and Book 1786, Page 621, Book 2876, Page 599 , Book 2876, Page 441 and Easement at Book 8372, Page 855 in said Register's Office, Tennessee; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joy K Lesnick, by Polly A Hayes Attorney In Fact
Joy K Lesnick, by Polly A Hayes, Attorney In Fact

Polly A Hayes

STATE OF Pennsylvania
COUNTY OF Philadelphia

On this 22nd day of March 2016, before me personally appeared Polly A Hayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Joy K Lesnick and acknowledged that she executed the same as the free act and deed of the said Joy K Lesnick.

WITNESS my hand and official seal at office this 22nd day of March, 2016.

Notary Public

My Commission Expires: June 13, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KEVIN E COLEMAN
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Jun 13, 2018

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Polly A Hayes, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of March, 2016.

Notary Public

My Commission Expires: June 13, 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KEVIN E COLEMAN
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Jun 13, 2018

Property Owner & Address: Daryl Ray Woods
247 Lisa Lane
Nashville, TN 37210

Tax Parcel No 09505009000

Property Address: 247 Lisa Lane
Nashville, TN 37210

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of March, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019