STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, OF THIS THE 9th DAY OF May, 2016.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

Notary Public
MY COMMISSION EXPIRES:
File No. G16-4704D

BILL GARRETT, Davidson County
Trans:T20160039228 DEEDWARR
Recvd: 05/11/16 11:01 2 pgs
Fees:13.00 Taxes:333.00
20160511-0046755

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ken Woodard (NAME)	SAME (NAME)	13301006100
2513 White Ave (STREET ADDRESS)	2513 White Ave (STREET ADDRESS)	
Nashville TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Peggy D. Stewart and Mary A. Rathburn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ken Woodard,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 parts of Lots Nos. 20, 21, and 22 on the Map of William Coleman's Subdivision of 7.08 acres, off the west part of Radnor College Land, as of record in Book 547, page 181, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Drake Avenue, at the southwest corner of the property conveyed to Gordon M. Byram and wife, by feed from Laura J. Coleman, of record in Book 1541, page 259, said Register's Office, said point being 50 feet west of the westerly margin of South Meade Street; thence with Byram's westerly line, northwardly 150 feet, more or less, to the line between Lots Nos. 22 and 23; thence with the line between said lots, westwardly 62 feet; thence southwardly 150 feet, more or less, to the northerly margin of Drake Avenue; thence with the same, eastwardly 50 feet to the beginning.

BEING the same property conveyed to Peggy D. Stewart and Mary A. Rathburn, as tenants in common with a remainder life estate interest to Myrtle P. Edwards from Myrtle P. Edwards, by Quit Claim Deed dated August 14, 2000, as Instrument No. 20000824-0083707, in the Register's Office for Davidson County, Tennessee.

The said Myrtle P. Edwards has since died on January 26, 2016..

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 181, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 498 Drake Avenue, Nashville, TN 37211.

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. Whenever 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 9th day of May, 2016.

Peggy D. Stewart — May 09, 2016
Date

Mary A. Rathburn — May 09, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Peggy D. Stewart and Mary A. Rathburn, the bargainor(s), 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 9th day of May, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066