| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32999-05-2016** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,220,719.00.<br><br>Catherine Clearwaters<br>Affiant<br><br>Subscribed and sworn to before me this 24th day of May, 2016.<br><br>Lynn J. Babcock<br>Notary Public<br><br>My Commission Expires: 1-15-17 |
|---|---|

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| **Address New Owner:**<br>Michael D. Sontag, Trustee<br>4365 Chickering Lane<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>1810 Belcourt Avenue #204,<br>Nashville, TN 37212 | **Tax Information:**<br>Map and Parcel No.:<br>144 09 0 008 00 |
|---|---|---|

**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, **James M. Woodard and wife, Rebekah B. Woodard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the E & A Trust under agreement dated May 24, 2016** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 4365 Chickering Lane, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160044316 DEEDWARR
Recvd: 05/26/16 08:36 3 pgs
Fees:18.00 Taxes:8216.66
20160526-0052907

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 24th day of May, 2016.

James M. Woodard

Rebekah B. Woodard

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James M. Woodard and Rebekah B. Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2016.




Notary Public
My Commission Expires:

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Chickering Estates Section I as of record in Plat Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Woodard and wife Rebekah B. Woodard by deed dated May 16, 2005 from Keith Wolken, unmarried and Natalie Wolken, unmarried of record in Instrument No. 20050524-0058156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable. Map and Parcel No. 144 09 0 008 00.
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Instrument No. 20080821-0086095 and Instrument No. 20150720-0070581, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.