WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160046870 DEEDWARR
Recvd: 06/03/16 09:54 2 pgs
Fees: 13.00 Taxes: 1687.20
20160603-0056064

G-TG-16-4916-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Brett M Shoemaker and Meredith M Gomes	**Churchill Mortgage Corporation**	
(NAME) **4916 Indiana Avenue**	(NAME) **761 Old Hickory Blvd., Suite 400**	**091-11-0-407.00**
(ADDRESS) **Nashville, TN 37209-2149**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY W. WOODALL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT M SHOEMAKER AND MEREDITH M GOMES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 821 & 823 of Block 129, Plan No. 1, West Nashville Subdivision of record in Plat at Instrument No. 20150521-0046823, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Terry W. Woodall by Warranty deed from Gertrude B. Taylor and William F. Taylor, wife and husband, as joint tenants of record in Instrument No. 20140428-0035603 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on April 28, 2014.
Being a portion of the same property conveyed to Gertrude B. Taylor and William F. Taylor, wife and husband, as joint tenants by Quitclaim deed from Gertrude Taylor nka Gertrude B. Taylor and William F. Taylor, wife and husband of record in Instrument No. 20070212-0017774 Register's Office for Davidson County, Tennessee, dated February 03, 2007 and recorded on February 12, 2007.

The above referenced property was investment property and has never been the principal marital residence for 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 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20150521-0046823, Register's Office of Davidson County, Tennessee.
- Electric Service Easement of record in Instrument Number 20151124-0119379, in the Register's Office for DavidsonCounty, Tennessee.
- Final Subdivision Plat Amendment recorded in Instrument No. 20160415-0036622, 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: **4916 Indiana Avenue , Nashville, Tennessee 37209-2149**.

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 1st DAY OF JUNE, 2016.

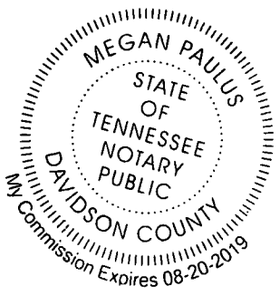
Terry W. Woodall

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2016.

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



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