BILL GARRETT, Davidson County
Trans:T20160050762 DEEDWARR
Recvd: 06/15/16 14:01 2 pgs
Fees:13.00 Taxes:447.70
20160615-0060661

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167594

WARRANTY DEED

TAHIRA J. PYSZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016.

NOTARY PUBLIC

My commission expires: 07-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Ann Woodmore 836 Old Coach Court Hermitage, TN 37076	Martha Ann Woodmore 301 Demonbreun #1708, Nashville, TN 37201	064 12 0A 836.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty One Thousand and 00/100 Dollars ($121,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JONATHAN O. APPLEBY, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARTHA ANN WOODMORE, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 836, on the Plan of Fox Run, First Revision - Part of Sec. 2, of record in Book 5200, Page 357, as established by the Master Deed of record in Book 5535, Page 713, as corrected by the following instruments of record in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817, Book 8510, Page 92 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan O. Appleby, a single man, by Warranty Deed from Glenn F. Doolittle, unmarried, dated 5/27/2010, recorded 5/28/2010, of record in Instrument No. 20100528-0041362, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 836 Old Coach Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of June, 2016.

Jonathan O. Appleby

JONATHAN O. APPLEBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jonathan O. Appleby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of June, 2016.



Notary Public

Jaeson Morris

Printed Notary Name

My commission expires: 6/15/2018