WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052018 DEEDWARR
Recvd: 06/20/16 10:02 2 pgs
Fees:13.00 Taxes:1805.60
20160620-0062267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF June 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Willeford and Lori Taylor Willeford	New Owner	
(NAME)	(NAME)	160-7-19
613 Baxter Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **RONDALL G. WOODS AND WIFE, LEOTA R. WOODS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSH WILLEFORD AND LORI TAYLOR WILLEFORD, HUSBAND AND WIFE,** 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 the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being the easterly half of Lot No. 13 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being Lot "K" on a survey made by Z.J. Wilkinson, Surveyor, July 20, 1954, as follows:

Beginning in the center of Baxter Lane at the northeast corner of the property conveyed to John W. Gonce and wife, by deed from John L. Mills and wife, of record in Book 2304, Page 138, Register's Office for said County, being the corner of Lots "J" and "K"; thence with the line between said two lots southwardly 488.8 feet to a point in the northerly line of Lot No. 20; thence with the line between said Lots Nos. 13 and 20, eastwardly 222.8 feet to the southwest corner of Lot No. 14; thence with the line between said Lot Nos. 13 and 14, northwardly 488.8 feet to the center of said Baxter Lane; thence with the center of same westwardly 222.8 feet to the point of beginning.

Being the same property conveyed to Rondall G. Woods and wife, Leota L. Woods by deed from George W. Root and wife, Shirley Root, dated February 8, 1972, of record in Book 4575, Page 260, Register's Office for Davidson County, Tennessee. Leota L. Woods has since died vesting title in Rondall G. Woods as sole surviving Tenant by the Entirety.

This conveyance is subject to 2016 Real Property taxes.

unimproved
This is improved x property, known as 613 Baxter Lane, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 17 day of June, 2016

Rondall G. Woods

RONDALL G. WOODS

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 Rondall G. Woods, the bargainor, 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 official seal at Nashville, Tennessee this 17 day of June, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public