

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M Squared Investments, LLC	M Squared Investments (NAME)	05104004200
108 Galway Lake South (ADDRESS)	108 Galway Lake South (ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160053864 DEEDWARR
Recvd: 06/24/16 08:50 2 pgs
Fees:13.00 Taxes:469.90
20160624-0064428

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Andrew Woodall, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M Squared Investments, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 13 ON THE PLAN OF DALE HEIGHTS, OF RECORD IN BOOK 2330, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 75 FEET ON THE EAST SIDE OF GIBSON DRIVE AND RUNS BACK 235.7 FEET ON THE NORTH LINE AND 250.1 FEET ON THE SOUTH LINE TO A DEAD LINE, WHICH IS THE RIGHT-OF-WAY OF THE L. & N. RAILROAD AS SHOWN ON SAID PLAN, ON WHICH IT MEASURE 99 FEET.

BEING THE SAME PROPERTY CONVEYED TO GEORGE L. WOODALL AND WIFE, BIRDA WOODALL BY DEED FROM CLIFFORD B. THOMSON AND WIFE, EURMA K. THOMSON OF RECORD IN BOOK 2903, PAGE 523. GEORGE L. WOODALL HAVING PREDECEASED BIRDA WOODALL. BIRDA WOODALL A/K/A BIRDA M. WOODALL HAVING DIED AND UNDER ITEM II, THE LAST WILL AND TESTAMENT OF BIRDA M. WOODALL, DECEASED, OF RECORD IN PROBATE FILE 15P1699, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PROPERTY WAS DEVISE TO ANDREW WOODALL.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 637 Gibson Drive, Madison, TN 37115
(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.

WARRANTY DEED
(Continued)

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 23rd day of June, 2016.

Andrew Woodall

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Woodall, unmarried, the herein bargainor(s), 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, this the 23rd day of June, 2016.

Notary Public

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072