WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160058878 DEEDWARR
Recvd: 07/11/16 12:44 2 pgs
Fees: 13.00 Taxes: 1961.00
20160711-0070686

MST 2016-0897

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Wayne Densmore and Melody Joy Densmore, husband and wife	Same as new owner	174-00-0-179-00
(NAME)	(NAME)	
3354 Old Franklin Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN37013		
(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, **John Woodason and Janna Woodason, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Wayne Densmore and Melody Joy Densmore, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the Register's Office of Davidson County, Tennessee, and being more particularly described by metes and bounds as follows: Beginning at a point, said point being North 82 degrees 37 minutes 00 seconds West a distance of 275.19 feet from the Southwest corner of the Phillip L. Taylor Property as recorded In Deed Book 7656, Page 904, of the Register's Office of Davidson County, Tennessee; thence North 82 degrees 37 minutes 00 seconds West a distance of 150.00 feet to a point; thence South 09 degrees 23 minutes 00

seconds West a distance of 121,70 feet to a point; thence North 67 degrees 09 minutes 00 seconds West a distance of 218.62 feet to a point; thence North 82 degrees 07 minutes 00 seconds West a distance of 103.58 feet to a point; thence North 57 degrees 06 minutes 00 seconds West a distance of 191.85 feet to a point; thence South 89 degrees 29 minutes 00 seconds West a distance of 191.16 feet to a point; thence North 65 degrees 43 minutes 00 seconds West a distance of 90.00 feet to a point; thence North 74 degrees 35 minutes 05 seconds East a distance of 994.85 feet to a point; thence South 07 degrees 23 minutes 00 seconds West a distance of 405.61 feet to the point of beginning and containing 5.124 acres of land, more or less.

Being the same property conveyed to John Woodason and wife, Janna Woodason by Special Warranty (Corporation) deed from Fannie Mae a/k/a Federal National Mortgage Association, whose address is P.O. Box 650043, Dallas, TX 75265-0043, organized and existing under the laws of the United States of America, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wilson &Associates, P.L.L.C., by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20131217-0127478, in the Register's Office of Davidson County, Tennessee, of record in Instrument No. 20150720-0070449 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 20, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to Public Utility Easement to The Metropolitan Government of Nashville, Davidson County, Tennessee and Private Road Right of Way and Maintenance Agreement of record in Book 8165, Page 141, as amended in Book 8341, Page 883, in the Register's Office for Davidson County, Tennessee.

This property, known as 3354 Old Franklin Road, Antioch, TN 37013
(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.

Whitness my/our hand(s) this 8th DAY OF July, 2016.

John Woodason
John Woodason

Janna Woodason by John Woodason her attorney in fact
Janna Woodason by John Woodason, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Woodason, Attorney-in-Fact for Janna Woodason, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Janna Woodason, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2016.

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Woodason , with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2016.

Notary Public

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County