WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-DD-16-830-T

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)
Dowd Development and Design, LLC	new owner	
(NAME)	(NAME)	**118-02-0-029.00**
1518 Clayton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **DOYLE H. WOODS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOWD DEVELOPMENT AND DESIGN, LLC,** 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 the Easterly 25 feet of Lot No. 5 and the Westerly 40 feet of Lot No. 6 on the Plan of Inverness Subdivision as of record in Book 843, Page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 5 and 6 front together 65 feet on the Northerly side of Inverness Avenue and run back between parallel lines 161 1/2 feet, more or less, to the Southerly line of Lot No. 9.

Being the same property conveyed to Doyle H. Woods by Quitclaim deed and Affidavit of Heirship from Helen Ruth Woods Chavers of record in Instrument No. 20000710-0068084 Register's Office for Davidson County, Tennessee, dated July 10, 2000 and recorded on July 10, 2000.

This conveyance is subject to:
- Taxes for the year 2016 an subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 103, 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: **830 Inverness Avenue , Nashville, Tennessee 37204-2741**.

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.

BILL GARRETT, Davidson County
Trans:T20160073739 DEEDWARR
Recvd: 08/24/16 09:22 2 pgs
Fees:13.00 Taxes:1628.00
20160824-0088425

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2016.

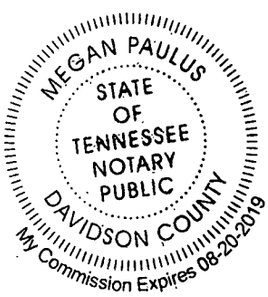
Doyle H. Woods by Carlene J. Rees,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlene J. Rees, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOYLE H. WOODS, and who acknowledged he/she/they executed the same as the free act and deed of the said DOYLE H. WOODS.

Witness my hand and official seal, this the 19th of August, 2016.

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



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