THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33155-07-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 26th day of August, 2016. Notary Public My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Robert Clark Singleton, II, Clifford E. Mosher 2876 Lyncrest Drive Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 096 13 0 114 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Woody, as Trustee of the Trust created under the Last Will and Testament of Douglas A. Woody, Sr., deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C. Singleton II, unmarried, and Clifford E. Mosher and Elizabeth S. Mosher, husband and wife, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2876 Lyncrest Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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: T20160075708 DEEDWARR
Recvd: 08/30/16 13:02 3 pgs
Fees: 18.00 Taxes: 647.50
20160830-0090788

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15 day of August, 2016.

Jennifer Woody, as Trustee under the Trust created under The Last Will and Testament of Douglas A. Wood, Sr., deceased

STATE OF New Hampshire COUNTY OF Merrimack SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer Woody, as Trustee under the Trust created under The Last Will and Testament of Douglas A. Wood, Sr., deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 2016.

Brittany A. Hamel
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Two, Twin Lawn, as of record in Plat Book 2854, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas A. Woody and wife Joyce S. Woody, by deed dated April 28, 1966 from William H. Rittle and wife, Arlene F. Rittle, of record in Book 4012, page 578, Register's Office for Davidson County, Tennessee. Joyce S. Woody died on June 21, 1995 leaving Douglas A. Woody as surviving tenant by the entirety. Douglas A. Woody a/k/a Douglas A. Woody Sr. died on August 17, 2015 leaving a Last Will and Testament filed for Probate in Docket No, 15P1631, Probate Court for Davidson County, Tennessee. Letters of Administration C.T.A were issued to Jennifer Woody, Pursuant to said Will, subject property was devised to the Trustee of the Trust created under the Last Will and Testament. Administrator's Deed recorded as Instrument No. 20160819-0087123 Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 096 13 0 114 00.
2. All matters appearing on the Plan of record as Book 2854, page 44, Register's Office for Davidson County, Tennessee.