WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Doty, Trustee	Same as new owner	117-10-0-057.00
(NAME)	(NAME)	
3605 Hoods Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160084175 DEEDWARR
Recvd: 09/26/16 10:22 2 pgs
Fees:13.00 Taxes:3700.00

20160926-0101024

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, THOMAS G. ROADY, III AND WIFE, KRISTIN G. ROADY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY DOTY, TRUSTEE OF THE 3605 HOODS HILL ROAD TRUST, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "D" on the Map of Woodmont, Property of G. A. Puryear, of record in Book 843, page 62, Register's Office for said County to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 100 feet on the westerly side of Hoods Hill Road and runs back between parallel lines, along the southerly margin of Macawber Street or Avenue, 225 feet to a dead line.

Being the same property conveyed to THOMAS G. ROADY, III AND WIFE, KRISTIN G. ROADY, by deed from BUFORD M. JENNINGS AND WIFE, ELLA RAMSEY JENNINGS, of record in Book 5815, page 1, dated November 3, 1981, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Map of Woodmont, Property of G. A. Puryear, of record in Book 843, page 62, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3605 Hoods Hill Road, Nashville, TN 37215

(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.

Witness our hands this 15th day of September, 2016.

Thomas G. Roady, III

Kristin G. Roady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas G. Roady, III and wife, Kristin G. Roady, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 15th day of September, 2016

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18