THIS INSTRUMENT PREPARED BY:
Elder Law Practice of Timothy L. Takacs, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Michael T. Woods
1701 Sarahs Trail
Hermitage, TN 37076

Send Tax Bills To
James Mitchell Woods
5205 New John Hagar Rd.
Hermitage, TN 37076

Map-Parcel No.
98-6-A-13.00

Warranty Deed

Grantor: James M. Woods and Patricia A. Woods
Grantee: Michael T. Woods, Stephen R. Woods, James M. Woods and Patricia A. Woods

That for the consideration hereafter expressed, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantees, as joint tenants with rights of survivorship, a certain tract or parcel of land located in ~~Sumner~~ DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 8 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Description is the same as in the previous deed of record.

Being the same property conveyed to James M. Woods and wife, Patricia A. Woods by deed from Newmark Homes, L.P. a Texas Limited Partnership, of record as Instrument No. 20080804-0079732, Register's Office for Davidson County, Tennessee.

Said property is served by a 20 foot Ingress and Egress Easement (a shared common driveway with Lot 7) to John Hagar Road, which is more particularly described in the Easement Agreement of record in Instrument No. 20071204-0140304, Register's Office for Davidson County, Tennessee. The Grantee, along with the owner of the adjacent property, Lot 7, is responsible for maintaining and repairing the driveway enclosed within said easement in equal shares.

This conveyance is authorized pursuant to Final Order (A) Authorizing the Debtors to Sell Homes Free and Clear of Liens, Claims, Encumbrances and Other Interests and (B) Establishing Procedures for the Resolution and Payment of Lien Claims bearing Case No. 08-10928-BKC-JKO United States Bankruptcy Court, Southern District of Florida recorded in Instrument No. 2008-229-0020142, Register's Office for William County, Tennessee.

This conveyance is made subject to zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record; subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose. Declaration of Covenants and Bylaws of record in Instrument 20051024-0128043, Supplemented in Instrument 20051122-0141076, Register's Office for Davidson County, Tennessee and other matters of public record. Current year taxes are to be paid by Grantee.

All matters on the plan of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160086074 DEEDWARR
Recvd: 09/30/16 10:36 3 pgs
Fees:18.00 Taxes:273.80
20160930-0103214

This is improved property, known as: 5205 New John Hagar Rd., Hermitage, TN 37076.

The intent and effect of this conveyance is to create in the Grantees a joint tenancy with rights of survivorship in the aforesaid property.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs, successors, and assigns, in fee simple forever.

Grantor does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for:

$139,739.09 Mortgage

Grantor does further covenant and bind Grantor, Grantor's successors and assigns, to warrant and forever defend the title to this land to the Grantees, Grantees' heirs, successors, and assigns, against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

James M. Woods by Michael T. Woods AIF

James M. Woods, Grantor, by his Attorney-in-Fact

Patricia A. Woods by Michael T. Woods AIF

Patricia A. Woods, Grantor, by her Attorney-in-Fact

State of Tennessee
County of Sumner

On September 30, 2016, personally appeared before me Michael T. Woods, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for James M. Woods, and who acknowledged that he executed the same as attorney-in-fact for James M. Woods.

AEWalston

Notary Public

My commission expires: 2/28/17

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On September 30, 2016, personally appeared before me Michael T. Woods, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Patricia A. Woods, and who acknowledged that he executed the same as attorney-in-fact for Patricia A. Woods.

AEWalston

Notary Public

My commission expires: 2/28/17

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $74,000.00.

Michael T. Woods

Michael T. Woods, Grantee

Sworn to and subscribed before me on September 30, 2016.

A S Walston

Notary Public

My Commission expires: 2/28/17

ANJELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER