28840-8 Box 14

Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33277-09-2016** **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: $432,500.00. Michael L. Woodard Affiant Subscribed and sworn to before me this 30th day of September, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Edward McNeilly Robert McNeilly 808 Templeton Dr. Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. Pmt Processing PO Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 102 15 0 011 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, **Michael L. Woodard, unmarried, and Lea Anne Woodard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Tate McNeilly, unmarried, as to an undivided 50% interest, and Robert Thomas McNeilly, unmarried, as to an undivided 50% interest, 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 808 Templeton Dr., Nashville, TN 37205

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2016.

Michael L. Woodard

Lea Anne Woodard

BILL GARRETT, Davidson County
Trans:T20160086630 DEEDWARR
Recvd: 10/03/16 10:43 2 pgs
Fees:13.00 Taxes:1600.25
20161003-0103875

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Woodard and Lea Anne Woodard**, 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, at office, this 30th day of September, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 369 on the plan of Brook Meade Section X, of recorded in Book 2331, page 135, Register's Office for said County.

Said Lot No. 369 fronts 153.0 feet on the easterly margin of Templeton Drive and extends back 206.0 feet on the northerly line and 314.7 feet on the southerly line to a broken line in the rear, measuring 200.2 feet thereon.

Being the same property conveyed to Michael L. Woodard and wife Lea Anne Woodard by deed dated May 29, 1992 from Emmet Morris Hamilton and wife, Bonnie J. Hamilton, of record in Book 8642, page 467, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed in Docket No. 14D535 Fourth Circuit Court 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. 102 15 0 011 00.
2. Restrictive covenants contained in an instrument of record in Book 2545, page 594, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 135, Register's Office for Davidson County, Tennessee.
4. Covenant of Compliance of record in Book 8714, page 116, Register's Office for Davidson County, Tennessee.