BILL GARRETT, Davidson County
Trans:T20160092395 DEEDWARR
Recvd: 10/19/16 13:17 2 pgs
Fees:13.00 Taxes:629.00
20161019-0110560

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

Affiant

Subscribed and sworn to before me on October 17, 2016.

NOTARY PUBLIC
My Commission Expires:

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

File #2016-272

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Checkerboard Properties, A Tennessee General Partnership 116 Century Oak Drive Franklin, TN 37069	New Owners	072-13-0-273.00 072-13-0-272.00 072-13-0-271.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLENE F. CODY WOOTEN F/K/A CHARLENE F. CODY, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHECKERBOARD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I:

BEGINNING at the common front corner of Lots 49 & 48 in the southerly margin of West Avenue, thence easterly along said margin 55'+/- to the northeast corner of Cline Avenue (which was sold to the State of Tennessee in Book 4406, page 699, Register's Office for Davidson County, Tennessee); thence with said Cline Avenue southeasterly 25' and continuing southerly 110'; thence leaving Cline Avenue and continuing along the southerly line of part of Lots 49 & all of Lot 48, westerly 72' +\- to the common rear corner of Lots 47 & 48; thence with the line dividing said lots, 130' to the point of beginning.

Tract II:

BEGINNING at the common front corner of Lots 50 & 51 in the southerly margin of West Avenue; thence westerly with said margin 21' +\- to the northeast corner of Cline Avenue (which was sold to State of Tennessee in Book 4406, page 699, R.O.D.C., TN); thence with said Cline Avenue southeasterly 25' and continuing southerly 110'; thence leaving Cline Avenue and continuing along the southerly line of Lot 50, easterly 38' +/- to the common rear corner of Lots 50 & 51; thence with the line between said lots, northerly 130' to the point of beginning.

Being the same property conveyed to CHARLENE F. CODY, by deed from JIMMY JACKSON, of record in Book 9803, page 609, dated September 20, 1995, said Register's Office. The said, Charlene F. Cody having married Dale W. Wooten and is now known as Charlene F. Cody Wooten.

The undersigned, Dale W. Wooten, spouse of Charlene F Cody Wooten f/k/a Charlene F. Cody, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 914 West Avenue, Nashville, TN 37206.

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, its successors and representatives, forever,, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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 on October 17, 2016.

Grantor:

Charlene F. Cody Wooten f/k/a Charlene F. Cody

Grantor:

Dale W. Wooten

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CHARLENE F. CODY WOOTEN F/K/A CHARLENE F. CODY AND DALE W. WOOTEN**, the within named bargainor, 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 17 day of October, 2016.

Notary Public

My commission expires: _____

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON