BOOK 36
(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099796 DEEDWARR
Recvd: 11/10/16 14:32 2 pgs
Fees:13.00 Taxes:1387.50
20161110-0119264

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Barbara Woodard
Affiant

Subscribed and sworn to me on November 10th, 2016.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29827SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rick Deckbar Virginia Deckbar 1404 Linden Avenue Nashville, TN 37212	Rick Deckbar 2925 Berry Hill Nashville, TN 37204	105-13-077

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, Barbara Woodard, Administrator of the Estate of Mary Woodard, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Rick Deckbar and wife, Virginia Deckbar, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 47-A on the Plan of Belmont Lane Company's Subdivision, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 169 feet to an alley.
>
> Being the same property conveyed to John Woodard et ux Mary C. Woodard by deed from John C. Harris et ux Corinna Ruth Harris of record in Book 3784, page 729, Register's Office for Davidson County, Tennessee. The said John Woodard having predeceased Mary Woodard. The said Mary Woodard having since died intestate.
>
> By the Order of the Seventh Circuit Court for Davidson County, Tennessee, dated September 8, 2016 and being part of Docket No. 16P-714, The Estate of Mary Woodard was declared insolvent and the Administrator, Barbara Woodard, was authorized to take possession and sell the subject property.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2016 Davidson County Property taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1404 Linden Avenue, Nashville, TN 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 10th day of November, 2016.

Estate of Mary Woodard

BY: Barbara Woodard

Barbara Woodard, Administrator

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Barbara Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Administrator of the Estate of Mary Woodard, deceased, the within named bargainor, and that she as Administrator executed the foregoing instrument for the purposes therein contained in her capacity as Administrator.

Witness my hand and official seal on November 10th, 2016.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017