ADDRESS NEW OWNER: James Matthew Woodard
760 Melrose Ave.
Nashville TN 37211

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 118-8-175.00

BILL GARRETT, Davidson County
Trans:T20160115061 DEEDWARR
Recvd: 12/30/16 12:10 2 pgs
Fees:13.00 Taxes:1628.00
20161230-0137409

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles R. Tygard and Judy B. Tygard, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Matthew Woodard** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot Nos. 215 and 216 on the Map of the Revised and Corrected Plan of Thompson & Ring's Subdivision of Edenwold Park, of record in Book 332, Page 29, and that portion of an alley as closed by Metro Ordinance No. 095-1543, Register's Office for Davidson County, Tennessee.

Said Lot No. 215 fronts 50 feet on the easterly side of Moore (Eugenia) Avenue and runs back between parallel lines 150 feet to an alley.

Said Lot No. 216 fronts 50 feet on the easterly side of Moore (Eugenia) Avenue and runs back between parallel lines 150 feet to an alley.

Lot 215 Being the same property conveyed to Charles R. Tygard and wife, Judy B. Tygard, from Ronald S. Ligon and Marty Ligon by Warranty Deed recorded on May 2, 1986, in Book 6847, Page 43, Register's Office for Davidson County, Tennessee.

Lot 216 Being the same property conveyed to Charles R. Tygard and wife, Judy B. Tygard, from Jack K. Byrd and Ruth Byrd by Warranty Deed recorded on May 2, 1986, in Book 6847, Page 46, Register's Office for Davidson County, Tennessee.

James Matthew Woodard is one and the same person as James Matthews Woodard.

This is property with a common address of 2606 Eugenia Ave., Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same having been paid by Grantor.(2) Subject to all matters appearing on the Plan of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee and Metro Ordinance 095-1543, Davidson County, Tennessee.(3) Subject to all matters appearing in the Memorandum of Lease between Charles Tygard and Cindy S. Smith, P.C., in Instrument No. 20161003-0103939, said Register's Office.(4) Subject to all matters appearing in an Amendment to Official Street & Alley Acceptance & Maintenance Map (Alley Closure) in Metro Ordinance No. 095-1543.(5) Subject to any easements retained by Metro pursuant to alley closure by Metro Ordinance No. 095-1543.(6) Subject to title to that portion of subject property embraced within the bounds or roads, highways, easements and rights-of-way.(7) Subject to the rights of the subject property to access to a public thoroughfare.(8) Subject to all matters appearing on the Survey dated October 31,

CRT JBT

2016, by Cherry Land Surveying, Inc.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of December 2016.

x _____
Charles R. Tygard

x _____
Judy B. Tygard

STATE OF TENNESSEE
COUNTY OF Davidson
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles R. Tygard and Judy B. Tygard, husband and wife,** with whom I am personally acquainted, or who 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 office this 29th day of December 2016.

_____
Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $440,000.00.

x _____
Affiant

Subscribed and sworn before me this 29th day of December 2016.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

File No. 1612K264