Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0011

BILL GARRETT, Davidson County
Trans:T20170011279 DEEDWARR
Recvd: 02/07/17 10:46 2 pgs
Fees:13.00 Taxes:1350.50
20170207-0012874

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of February, 2017

Notary Public
Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Ryan Woodard 8304 Highway 100 Nashville, TN 37221	Chase Bank NA 1111 Polaris Pkwy, Floor 4J Columbus, OH 43240	155-00-0-161.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brenda Yates, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Ryan Woodard and Leslie Ann Woodard, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Natchez Trace Estates, Section 1, as of record in Book 4460, page 129, Register's Office for said County.

Said Lot No. 14 fronts 155.6 feet on the Northwesterly side of State Route 100 and runs back 560.0 feet on the Southerly line and 560.0 feet on the Northerly line, to a dead line in the rear, which measures 155.6 feet thereon.

Being the same property conveyed to Jimmy Yates and Brenda Yates by Warranty deed from Sandra Jones Nickson of record in Instrument No. 20061120-0143427 Register's Office for Davidson County, Tennessee, dated November 16, 2006 and recorded on November 20, 2006.

Jimmy Yates having since died on 9/17/2012 leaving Brenda Yates as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8304 Highway 100, Nashville, TN 37221.

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of February, 2017.

Brenda Yates

Brenda Yates

STATE OF NC
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Yates** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilmington, North Carolina this 1st day of February, 2017.

Beverly S. Kinlaw

Notary Public
My Commission Expires: 7/3/18

(Notary Seal)

BEVERLY S. KINLAW
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires July 3, 2018