Davidson County DEEDWARR
Recvd: 02/27/17 09:58 3 pgs
Fees:18.00 Taxes:851.00
20170227-0019115

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170210645**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson Cnty The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Amy Nelson Affiant Subscribed and sworn to before me, this 24th day of February, 2017. Laurie Mathis Hammond Notary Public My Commission Expires: 3-25-18

WARRANTY DEED

Address New Owner: Austin Gregory Schroll 941 Southside Place Nashville TN 37203	Send Tax Bills To: Austin Gregory Schroll 2115 Yeaman Place, Apt 408 Nashville, TN 37206	Tax Information: Tax Parcel ID No. 105-02-0-499.00

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, **Bennie L. Woods, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Gregory Schroll**, ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Section 100, Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bennie L. Woods, unmarried by Warranty deed from Metropolitan Development and Housing Agency, Formerly The Nashville Housing Authority of record in Book 5917, page 94, Register's Office for Davidson County, Tennessee, dated July 27, 1982 and recorded on July 29, 1982. McKinley Woods appointed as Conservator of the affairs and property of Bennie L. Woods in Case No. 15P1914 in the Probate Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 941 Southside Place Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of February, 2017.

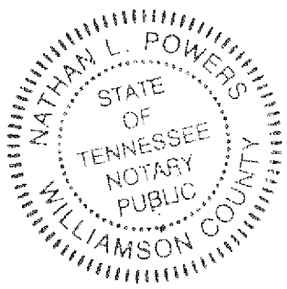
Bennie L. Woods by McKinley Woods, her Conservator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, McKinley Woods as Conservator for Bennie L. Woods, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Bennie L. Woods for the purposes therein contained and as the free act and deed of the said Bennie L. Woods

Witness my hand, at office, this 24th day of February, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/24



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

