WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3618

(AFFIX SEAL)

J-RTE-17-2301-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Fineman	**New Owner**	
(NAME)	(NAME)	**83-3-236.00**
127-C Powell Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLEN ALAN WOODS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. FINEMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 56 on the Plan of Brownsville, of record in Plat Book 21, Page 9, Register's Office for said County.

Beginning at a point in the North margin of Carter Street 210.5 feet East of the center of Campbell Street, being the Southeast corner of Belchor's Lot as of record in Book 1910, Page 43, Register's Office for Davidson County, Tennessee; thence with Belchor's line North 1 degree West 411.3 feet to an iron pin in a cross fence; thence North 89 degrees East 62.3 feet to an iron pin; thence South 0 degrees 40' East 412 feet to the North margin of said Carter Street; thence due West 59.7 feet to the point of beginning, containing 0.576 of an acre.

Being the same property conveyed to Glen Alan Woods by Quitclaim Deed from Mary Edith Woods, recorded December 6, 1995 in Book 9880, Page 72 and further being the same property conveyed to Thos. F. Woods and wife, Mary Edith Woods by Warranty Deed from Mary T. Elder, recorded February 2, 1960 in Book 3027, Page 387, Register's Office for Davidson County, Tennessee. The said Thos. F. Woods having since died.

**Said property is not the principal residence of the Grantee.

This conveyance is subject to:
- Subject to 2017 County property taxes and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4116, Page 534, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2301 Carter Avenue, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170032844 DEEDWARR
Recvd: 04/19/17 10:23 2 pgs
Fees:13.00 Taxes:777.00
20170419-0038193

Witness my/our hand(s) this the 14th DAY OF APRIL, 2017.

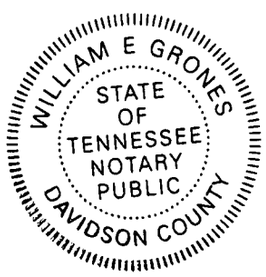
Glen Alan Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212