WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

R-VRES-17-4540

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)
Joshua Lynn Dellinger	new owner	
(NAME)	(NAME)	**032-00-0-189.00**
1758 Windsor Ave.		
(ADDRESS)	(ADDRESS)	
Springdale, AR 72764		
(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, **MARTHA ANN WOODMORE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA LYNN DELLINGER, UNMARRIED,** 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:

A tract of land located in the 10th Councilmanic District of Davidson County, TN, and being a part of Parcel 1 on Tax Map 32 and being more particularly described as follows:

Beginning at a set No. 5 Rebar in the West margin of Brick Church Pike at the common corner of tracts 1 and 2 and proceeding as follows:

1. With the West margin of Brick Church Pike South 11 degrees 17 minutes 09 seconds East a distance of 97.79 feet to a set No. 5 Rebar; thence

2. Continuing with the West margin of Brick Church Pike around a curve to the Right, said curve having a radius of 1608.27, a length of 255.02, a chord length of 254.76, and a chord bearing of South 05 degrees 34 minutes 23 seconds East to a wooden post at the common corner of Tract 2 and the Helen Gray Property of Record in Book 4627 Page 550 R.O.D.C.; thence

3. With the common line of Tract 2 and Grays Property North 83 degrees 12 minutes 01 seconds West a distance of 296.90 feet to a set No. 5 Rebar; thence

4. Continuing with the common line of Tract 2 and Gray North 87 degrees 00 minutes 00 seconds West a distance of 924.00 feet to a set No. 5 Rebar, thence

5. With the common line of Tract 2 and the James Jennings Property of Record

in Book 6231, page 39 R.O.D.C. due West a distance of 280.50 feet to a set No. 5 Rebar at the common corner of Tract 2 and the Jennings Property; thence

6. With the common line of Tract 2 and Jennings North 00 degrees 58 minutes 03 seconds East a distance of 326.44 feet to a set No. 5 Rebar at the common corner of Tracts 1 and 2; thence

7. With the common line of Tracts 1 and 2 South 87 degrees 36 minutes 37 seconds East a distance of 1449.92 feet to the Point of Beginning containing 10.97 acres as per survey by Maptech, Inc., John W. Burke, Jr., TN RLS No. 87, dated 01-29-01.

Being the same property conveyed to Martha Ann Woodmore, single by Warranty deed from Ronald R. Crossfield, married of record in Instrument No. 20150514-0044310 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 14, 2015.

This conveyance is subject to:
• Taxes for the year 2017 and thereafter a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans: T20170035116 DEEDWARR
Recvd: 04/26/17 10:43 2 pgs
Fees: 13.00 Taxes: 207.20
20170426-0040887

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4540 Brick Church Pike, Whites Creek, Tennessee 37189**.

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.

Witness my/our hand(s) this the 25th DAY OF APRIL, 2017.

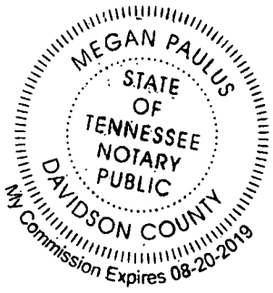
Martha Ann Woodmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA ANN WOODMORE, 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 25th of April, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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