BILL GARRETT, Davidson County
Trans:T20170039760 DEEDWARR
Recvd: 05/10/17 09:41 2 pgs
Fees:13.00 Taxes:943.50
20170510-0046274

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of May, 2017, by and between Monica C. Watson, unmarried, party of the first part, and H. Lee Woosley III and wife Jessica D Woosley, and Harry L Woosley, IV, as tenants in common with rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 91 on the Plan of Map of West Grove Subdivision, as of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 91 fronts 61.5 feet on the easterly side of 39th Avenue North, and extends back between lines, 160.1 feet on the northerly line with the southerly right-of-way line of the West Nashville Branch of the N.C. & St. L. Railroad, and 160 feet on the southerly line, to an alley, measuring 62.8 feet thereon.

Being all or part of the same property conveyed to Monica C. Watson by virtue of that certain Warranty Deed dated December 12, 2003, and being of record at Instrument No. 20031217-0180085 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Monica C. Watson — May 9, 2017

Monica C. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Monica C. Watson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of May, 2017.

Ashlee D. Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/1013

Property Owner & Address:	H. Lee Woosley III and Jessica D Woosley Harry L Woosley IV 4419 Warner Place Nashville, TN 37205
Tax Parcel No	10401019700
Property Address:	152 39th Avenue N Nashville, TN 37209
MAIL TAX BILLS TO:	Owners at Owner's Address
Firm File #:	20170513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $255,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of May, 2017.

Notary Public

My Commission Expires: 9/2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY