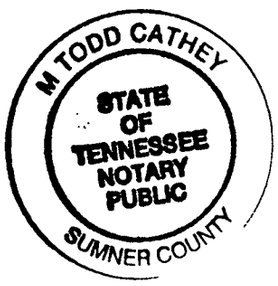
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May2017

Notary Public

MY COMMISSION EXPIRES: 3/2/21
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20170042805 DEEDWARR
Recvd: 05/19/17 11:11 2 pgs
Fees:13.00 Taxes:456.95
20170519-0049931

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alllison Edwards and Sean Boyle	First Community Mortgage	30-43.00
3565 Bear Hollow Road	275 Robert Rose Dr	
Whites Creek, TN 37189	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***Michael S Woods and wife Lindsey L Woods, f/k/a Lindsey L Thomas***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Alllison D Edwards and Sean P Boyle, wife and husband***
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 the 14th Civil District of Davidson County, Tennessee bounded on the North by Walker, on the East by Carver, on the South by Setters and on the West by Walker and being described according to a survey by Campbell McRae and Associates (John Hood TN R.L.S. #1838) more particularly described as follows:

Beginning at a point in the center of a creek said point being located S 59 degrees 37' 33" W 103'4-- from the B. L. Carver land (Book 2546, Page 613, RODC, TN); thence leaving said creek with said Carver S 12 degrees 04' 35" E 275.00' to an iron rod (new) in the line of the John Raymond Setters land (Book 4404, Page 821 RODC, TN); thence with said Setters S 70 degrees 30' 00" W 160.00' to an iron rod (new) in the east line of the John V. Walker, Jr. land (Book 5859, Page 976, RODC, TN); thence with said Walker N 04 degrees 26' 18" W 287.42' to a point in the center of a creek; thence with said creek centerline N 82 degrees 11' 16" E 48.10' to a point; thence N 66 degrees 42' 23" E 73.90' to the point of beginning containing 0.88 acres more or less.

Also conveyed herewith is a non-exclusive right of way easement for ingress and egress from Bear Hollow Road to subject property. Said easement is subject to a maintenance agreement with adjacent land owner being recorded in the Register's Office of Davison County, Tennessee.

Being the same property conveyed to Michael S Woods and wife Lindsey L Wood, f/k/a Lindsey L Thomas by Warranty Deed from Keith M Bellar and wife Shannon Bellar dated 1/25/02 and filed for record on 1/29/02 of record in Book 200201290012319, said Register's Office for said County.

This conveyance is subject to: Current years taxes, which have been prorated and assumed by the Grantees; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulagtions.

This is improved property, known as **3565 Bear Hollow Road, Whites Creek, TN 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 GRANTEESS, their heirs and assigns forever; and we do 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 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 our hands this 2nd day of May, 2017.

Michael S Woods

Lindsey L Woods
f/k/a Lindsey L Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael S Woods and wife Lindsey L Woods f/k/a Lindsey L Thomas** the bargainor(s) 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 this 2nd day of May, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY