BILL GARRETT, Davidson County
Trans:T20170042902 DEEDWARR
Recvd: 05/19/17 14:04 2 pgs
Fees:13.00 Taxes:2275.50

20170519-0050079

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2017.

Notary Public

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES September 10, 2018

Address New Owner As Follows:
Thomas Woodard, et ux
5304 Camelot Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel Number:
145-15-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN BARNETT WILLIAMS, III AND MARY LYNN WILLIAMS, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS WOODARD*AND VERONICA WOODARD, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

*Jr.

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Camelot Acres, Section One, of record in Plat Book 3700, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the northerly margin of Camelot Court at the corner of Lots Nos. 9 and 10; thence with the line between said two lots northerly 89.57 feet; thence South 65° 56' East 260 feet; thence South 14° 02' West 193.65 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots westerly 214.18 feet to the easterly margin of Camelot Court; thence with the same northerly 95 feet to the beginning of a curve; thence around said curve northwesterly 76.97 feet to the beginning.

Being the same property conveyed to Ben Barnett Williams, III et ux, Mary Lynn Williams, by deed from George J. Nowlan et ux, Barbara A. Nowlan, of record in Book 6747, page 45, dated December 24, 1985, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 3700, page 98, Register's Office for Davidson County, Tennessee.

3. Acknowledgment of Encroachment and Grant of Limited Easement of record in Book 8986, page 361, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5304 Camelot Court, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 15th day of May, 2017.

Ben Barnett Williams, III

Mary Lynn Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Barnett Williams, III and Mary Lynn Williams, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 07/02/2018