BILL GARRETT, Davidson County
Trans:T20170048393 DEEDWARR
Recvd: 06/07/17 10:33 3 pgs
Fees:18.00 Taxes:3718.50
20170607-0056915

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,005,000.00

Ashley Poppish
Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 5th day of June, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jay Woodman Sherry Woodman 397 Glen West Drive\ Nashville, TN 37215	New Owner	117-15-G-14.00.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Odies C. Ferrell and Linda K. Ferrell, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jay Woodman and Sherry Woodman, husband and wife**, 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 Davidson County, Tennessee, being Lot No. 14, Phase Two, First Revision, The Glen Echo, as shown on plat of record in Instrument No. 20080104-0001057, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Odies C. Ferrell and Linda K. Ferrell, husband and wife by Warranty Deed from George Edward Mock and wife, Kathleen Mary Mock, Co-Trustees of the Mock Family Trust under agreement dated September 25, 1995, deed dated March 31, 2015, recorded April 1, 2015, of record in Instrument No. 20150401-0028232, as corrected in Instrument No. 20150421-0035217, Register's Office for Davidson County, Tennessee.

This is improved property located at: 397 Glen West Drive, Nashville, TN 37215

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Odies C. Ferrell and Linda K. Ferrell, by Hutch Henderson pursuant to the Power of Attorney executed by Odies C. Ferrell and Linda K. Ferrell on June 1, 2017, of record in 20170607-0056914, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 5th day of June, 2017.

Odies C Ferrell by HH, Attorney in Fact
Odies C. Ferrell by Hutch Henderson as his attorney in fact

Linda K. Ferrell by HH, Attorney in Fact
Linda K. Ferrell by Hutch Henderson as her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Hutch Henderson pursuant to the Power of Attorney executed by Odies C. Ferrell and Linda K. Ferrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Odies C. Ferrell and Linda K. Ferrell, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 5th day of June, 2017.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Odies C. Ferrell and Linda K. Ferrell
To: Jay Woodman and Sherry Woodman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 5th day of June, 2017.

Notary Public
My Commission Expires: 5/5/2020

