THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512068**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170052968 DEEDWARR
Recvd: 06/21/17 08:57 2 pgs
Fees:13.00 Taxes:444.00
20170621-0062231

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Rental Houses, LLC Po Box 150979 Nashville, TN 37215	New Owner	Tax Parcel ID No. 094-16-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny Marion Woodard, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Rental Houses, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Spence Circle Subdivision, as of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 70 feet on the Northerly side of Spence Circle and extends back between parallel lines 233.84 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Eunice Woodard Noblit, being one and the same person as Eunice Woodard to Johnny Marion Woodard as recorded on the 8th day of December, 2015 in Instrument No. 20151208-0123683 and Deed from Thad Crandell and F. A. Harwell to Eddie V. Woodard and wife, Eunice Woodard as recorded on the 24th day of May, 1972 in Book 4603, Page 996, in the Register's Office of Davidson County, Tennessee.

Jada Faithe Woodard joins in the signing of this instrument to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPENCE CIRCLE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 62.

This is improved property located at 1508 Spence Cir Nashville, TN 37210-3611

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes,

and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 19th day of June, 2017.

Johnny Marion Woodard

Jada Faithe Woodard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny Marion Woodard and Jada Faithe Woodard, 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 19th day of June, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019