WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/17 08:26 3 pgs
Fees:18.00 Taxes:268.25
20170811-0082211

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richie Hullett	NEW OWNER	02500005000
(NAME)	(NAME)	
140 Hickory Trace Road		
(ADDRESS)	(ADDRESS)	
Lyles, TN 37098		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, George Hedrick, Executor of the Estate of Roger Eddie Woody, and Karla Woodby and David Woodby, Co-Trustees for Vivian Grace Woodby, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richie Hullett and Wanda Hullett, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and shown as the westerly part of Tract No. 2 of the W. E. Watts property containing 22.5 acres, and more particularly described according to a survey of John Kohl, dated November 19, 1969, as follows:

Beginning at a spike in the center of Hitt lane at the southeast corner of the Shane property, formerly John S. Hitt's; thence following the center of Hitt Lane, south 76 deg 52' East 80 feet to the southeast corner of property herein conveyed; thence North 2 deg. 43' East 619.5 feet, more or less, to an iron pin; thence north 72 deg. 38' West 80 feet to an iron pin and corner post; thence along a fence South 3 deg West 625 feet to the point of beginning and containing 1.1 acres, more or less.

Being the same property conveyed to Roger Eddie Woodby and wife, Erna Dean Woodby by deed from William L. Puckett, Jr. and wife, Helen F. Puckett, of record in Book 4589, Page 84, Register's Office, Davidson County, Tennessee. The said Erna Dean Woodby predeceased Roger Eddie Woodby on April 2, 2013. Roger Eddie Woodby died, testate, on November 10, 2016. Pursuant to the Last Will and Testament of Roger Eddie Woodby, George Hedrick was named Executor of his estate. Karla Woodby and David Woodby were named as Co-Trustees for Vivian Grace Woodby. See also, Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 16P-1923 & 16P-1922 ordering the real estate be sold and the proper parties to sell the property described herein.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 1116 Hitt Lane, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 10th day of August, 2017.

George Hedrick, Executor of
The Estate of Roger Eddie Woodby

Karla Woodby, Co-Trustee for
Vivian Grace Woodby

David Woodby, Co-Trustee for
Vivian Grace Woodby

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George Hedrick the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2017.

My Commission Expires:
3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karla Woodby and David Woodby the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of August, 2017.

My Commission Expires: 4/8/18

Notary Public

PATTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY, TN

True Copy Certification

I, Pam S. Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)