BILL GARRETT, Davidson County
Trans:T20170070876 DEEDWARR
Recvd: 08/16/17 08:39 2 pgs
Fees:13.00 Taxes:980.50

20170816-0083833

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170196

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of August, 2017.

Notary Public
My Commission Expires: _____

ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

THIS INDENTURE, made this 11th day of August, 2017, among:

BENJAMIN R. MEEK AND KATIE L. MEEK, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JONATHAN A. WOODS AND DANIELLE WOODS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Whispering Hills, Section II-B of record in Plat Book 2331, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 269 fronts 206 feet on the Northerly side of Valleywood Drive, and extends back between lines, measuring 172 feet on the Easterly line and 150.5 feet on the Westerly line to a line in the rear measuring 217 feet.

Being the same property conveyed to Benjamin R. Meek and Katie L. Meek, husband and wife by Warranty deed from Nicholas Gambill and wife, Maribeth Gambill of record in Instrument No. 20130724-0076573 Register's Office for Davidson County, Tennessee, dated July 18, 2013 and recorded on July 24, 2013. (Value of consideration shown in aforementioned deed $158,000.00.) Being also known as 572 Valleywood Dr. Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Benjamin R. Meek

Benjamin R. Meek

Katie L. Meek

Katie L. Meek

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Benjamin R. Meek and Katie L. Meek, the within named 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 11th day of August, 2017.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Jonathan A. Woods and Danielle Woods
Address: 572 Valleywood Dr.
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Jonathan A. Woods and Danielle Woods
Address: 572 Valleywood Dr.
City, State, Zip: Nashville, TN 37211

Tax ID: 147-14-0-063.00