BILL GARRETT, Davidson County
Trans: T20170071589 DEEDWARR
Recvd: 08/17/17 13:44 2 pgs
Fees: 13.00 Taxes: 446.87

20170817-0084708

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0769HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,775.00.

Affiant

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2017.

Notary Public
Commission Expires: 11/20/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kyle D. Woodall 2872 Ivey Point Road Goodlettsville, TN 37072	Ameri First Financial 275 East Rivulon Blvd. Ste. 300 Gilbert, AZ 85297	010-00-0-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Judy D. Ayers, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle D. Woodall, an unmarried man

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 certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee described according to a survey dated January 29, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, (Drawing No. 012999) as follows:

BEGINNING at an iron pin in the Northerly margin of Ivy Point Road, said point being the Southeast corner of the property conveyed to Jerry Leo Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee; thence with said margin of said Road, North 49 degrees 43' 23" West 226.00 feet to an iron pin; thence leaving Ivy Point Road, North 25 degrees 27' 59" East 603.12 feet to an iron pin; thence North 68 degrees 38' 22" East 192.54 feet to an iron pin; thence South 21 degrees 08' 29" East 121.60 feet to an iron pin; thence North 68 degrees 05' 37" East 28.62 feet to an iron pin; thence North 68 degrees 05' 37" East 196.54 feet to an iron pin in the line of the property conveyed to Dawn Ayers Waynick by deed of record in Book 10998, page 195, said Register's Office; thence with the line of Waynick, South 28 degrees 18' 44" East 139.57 feet to an iron pin; thence South 14 degrees 40' 26" West 183.24 feet to an iron pin; thence South 33 degrees 16' 21" West 80.00 feet to an iron pin; thence South 40 degrees 31' 21" West 49.40 feet to on iron pin; thence South 59 degrees 46' 21" West 102.74 feet to an iron pin; thence South 59 degrees 01' 21" West 57.29 feet to an iron pin; thence South 44 degrees 31' 21" West 88.91 feet to an iron pin; thence South 44 degrees 01' 21" West

98.79 feet to an iron pin; thence South 59 degrees 01' 21" West 195.16 feet to the point of beginning and containing 7.012 acres, more or less.

Being the same property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers by Warranty deed from Roy D. Ayers and wife, Deborah F. Ayers of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee, dated December 14, 1984 and recorded on December 18, 1984. (Value or consideration shown in aforementioned deed $25,000.00.)

Being the same property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers by Quitclaim deed from Jerry Lee Ayers and wife, Judy D. Ayers of record in Book 11350, page 768, Register's Office for Davidson County, Tennessee, dated February 23, 1999 and recorded on February 23, 1999. (Value or consideration shown in aforementioned deed $None.) Being also known as 2872 Ivey Point Road Goodlettsville, Tennessee 37072. Jerry Lee Ayers having since died 5/10/06, leaving Judy D. Ayers as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2872 Ivey Point Road, Goodlettsville, TN 37072.

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

Dated this the 8th day of August, 2017.

Judy D. Ayers

STATE OF WEST VIRGINIA
COUNTY OF Randolph

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judy D. Ayers** 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 at Elkins, West Virginia this 8th day of August, 2017.

NOTARY PUBLIC OFFICIAL SEAL
ROBERT L. CHEWNING, JR
State of West Virginia
My Comm. Expires Apr 22, 2020
Pack N Ship
103 Randolph Ave. Elkins, WV 26241

Notary Public
My Commission Expires: 22 Apr 2020