Bill Garrett Davidson County
Batch# 1609 DEEDWARR
09/18/2017 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20170918-0095016

#33842

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33842-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 7th day of September, 2017. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Joseph C. Davis, LLC 3415 West End Avenue Suite 406 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132 01 0 088 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, **Larry L. Woods, Executor of The Estate of Ruth S. Woods, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph C. Davis, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 959 Evans Road, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of September, 2017.

Estate of Ruth S. Woods

BY: Larry L Woods EXECUTOR
Larry L. Woods, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry L. Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Ruth S. Woods, deceased, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 7th day of September, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Evans Road at the corner of Lot Nos. 105 and 106; thence with said Road eastwardly 120 feet to the corners of Lots Nos. 83 and 106; thence with the line between said two lots southwardly 181.3 feet to the northerly line of Lot No. 84; thence with said line westwardly 85.7 feet to a concrete monument at the northeast corner of Lot No. 104; thence with the line between Lots Nos. 104 and 106 northwestwardly 35.3 feet to the corner of Lot Nos. 105 and 106; thence with the line between said two lots northwardly 167.4 feet to the beginning.

Being the same property conveyed to Ruth S. Woods and James T. Woods by Quitclaim Deed dated September 8, 1987 from J. Blake Freeman, Trustee of record in Book 7365, page 904, Register's Office for Davidson County, Tennessee. Being further conveyed to Ruth S. Woods by Deed dated January 11, 1995 from James T. Woods and wife, Dorothy Woods of record in Book 9569, page 446, said Register's Office. Ruth S. Woods died on July 8, 2016 leaving a Last Will and Testament filed for Probate in Docket No. 16P-1325, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Ruth S. Woods directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Larry L. Woods.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 132 01 0 088 00.
2. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

