G#29990-2

BOX #14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 6372 DEEDWARR
10/02/2017 11:34:07 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20171002-0100458

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$510,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2017.

Notary Public

My commission expires: July 8, 2019
(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
March Developments, LLC	**"New Owner"**	**11809007500**
4903 Darlington Court		
Nashville, TN 37211		

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

Larry L. Woods, as Executor under the Last Will & Testament of Ruth S. Woods

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

March Developments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Davidson County, Tennessee, described as follows to wit:

BEING Lot No. 42 on the Plan of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made by W. H. Southgate, Surveyor, in December 1935, and March 1938, as follows:

BEGINNING at the Northwest corner of Draughon Avenue and 10th Avenue South; thence, with the westerly margin of 10th Avenue South, northwardly 179 feet to the common corner of Lot Nos. 41 and 42; thence, with the line between said two Lots, westwardly 133 feet 8 inches to the common corner of Lot Nos. 40, 41, 42, and 53; thence, with the line between Lot Nos. 42 and 43, southwardly 181 feet 6 inches to the northerly margin of Draughon Avenue; thence, with the northerly margin of said Avenue, eastwardly 120 feet to the BEGINNING.

BEING the same property conveyed to Charles A. Woods, Jr., and wife, Ruth S. Woods, by Warranty Deed dated March 30, 1950, from Howard Rubby Hudson and wife, Ora Mildred Freeman Hudson, of record in Book 1813, Page 53, Register's Office for Davidson County, Tennessee. And further conveyed to Ruth S. Woods and Larry L. Woods, by Quitclaim Deed dated September 8, 1987, from Ruth S. Woods, Attorney in Fact for Charles A. Woods, Jr., and Ruth S. Woods, individually, and J. Blake Freeman, Trustee, of record in Book 7365, Page 900, said Register's Office. The said Larry L. Woods and wife, Betsy Woods, having conveyed their interest to Ruth S. Woods, by Quitclaim Deed dated November 19, 1987, of record in Book 7417, Page 649, said Register's Office. The said Ruth S. Woods died July 8, 2016, leaving a Last Will and Testament dated September 15, 2006, which was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 16P-1325 (the "Will"). Pursuant to the provisions of the said Will, Larry L. Woods, as Executor of the Estate, has the full power and authority to sell and convey title to the subject property.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and collected between the parties and the subsequent years, not yet due and payable.

This is improved property, known as: **3515 Lealand Lane, Nashville, TN 37204**.

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 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 my/our hand(s) this **29th** day of **September, 2017.**

Larry L. Woods Executor

Larry L. Woods, Executor under the Last Will & Testament of Ruth S. Woods

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Larry L. Woods, as Executor under the Last Will & Testament of Ruth S. Woods,** the within named seller, 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 at Nashville, Tennessee, this **29th** day of **September, 2017.**

Notary Public

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 8, 2019