This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704353

Bill Garrett Davidson County
Batch# 8017 DEEDWARR
10/03/2017 05:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20171003-0101478

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Woodbine Community Organization (WCO) Inc.	**New Owner**	# 106-13-0-8.00
1043 Spence Lane Nashville, TN 37217		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary E. Judkins, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Woodbine Community Organization (WCO) Inc.,** hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Section One, Woodycrest, of record in Book 1835, page 25, Register's Office for said County.

Said Lot No. 93 fronts 150 feet on the westerly side of Whitney Avenue and runs back between lines, 135 feet on the northerly line and 240 feet on the southerly line to a dead line in the rear on which it measures 153.1 feet.

Less and Except the following formerly conveyed by Charles Judkins and wife, Mary E. Judkins to Larry Snedeker, Charles R. Shacklet and David Scobey by Warranty Deed dated 12/16/1987 of record in Book 7321, page 955, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly property line of Lot 2 of SSS Property as of record in Plat book 6900, page 230, R.O.D.C., Tennessee, said point is also in the westerly property line of Lot 93 of Woodycrest-Section One; said point of beginning is S 21 degrees 57 minutes 23 seconds W, 63.47 feet from the common property corner of Lot 93 of Section One, Log 119 of Woodycrest-Section Three as of record in Plat Book 2083, page 21, R.O.D.C., Tennessee and Lot 2 of SSS Property and proceeding as follows:

1. Severing Lot 93, making a new line S 30 degrees 20 minutes 31 seconds E, 78.97 feet to a point in the northerly property line of Lot 92; thence,
2. With the northerly property line of Lot 92 S 78 degrees 29 minutes 10 seconds W, 74.90 feet to a point in the easterly property line of SSS Property Lot 2; thence,
3. With the common property line of Lot 93 and Lot 2 N 21 degrees 57 minutes 23 seconds E, 89.60 feet to the point of beginning and containing 2,799 square feet or 0.06 acres, more or less.

Being the same property conveyed to Charles Judkins and wife, Mary E. Judkins from Robert V. Forehand and wife, Jo Ann B. Forehand by Warranty Deed dated 11/13/1961, of record in Book 3310, page 457, Register's Office for Davidson County, Tennessee. The said Charles Judkins has since died leaving Mary E. Judkins as the sole owner being the surviving spouse.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Mary E. Judkins,** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Mary E. Judkins,** further covenants and binds her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **2069 Whitney Ave., Nashville, TN 37210.**

Executed on this 29th day of September, 2017.

Mary E. Judkins BY [signature] AS ATTORNEY IN FACT

Mary E. Judkins
by Gary F. Judkins Sr., as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Gary F. Judkins Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Mary E. Judkins, and that he is authorized by **Mary E. Judkins**, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 29th day of September, 2017.

[signature]
Notary Public

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

[signature]
Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of September, 2017.

[signature]
Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201710030101478