WARRANTY DEED

Bill Garrett Davidson County
Batch# 14894 DEEDWARR
10/18/2017 10:02:30 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20171018-0106602

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of October, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ronald A. Wooding II	L.C. Anderson, Trustee	06904004600
164 Queens Lane	408 Leake Avenue	
Nashville, TN 37218	Nashville, TN 37205	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L.C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ronald A. Wooding II and Leigh Wooding**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the West part of Lot 10, Block "EE" on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, 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 part of said lot fronts 100 feet on the east side of Southview Road and runs back between parallel lines, along the south margin of Fairview Drive 235 feet to a dead line.

Being the same property conveyed to L.C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003 from Andy Maloney, as Trustee by Trustee's Deed on July 13, 2016, of record in Instrument Number 20160714-0072112, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3922 Southview Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 5, 2017.

L.C. Anderson, as Trustee for the L. C. Anderson Living Trust, Dated December 29, 2003

BY: _____
L.C. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **L. C. Anderson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 5, 2017

My commission expires 8/5/18

_____
Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-3-2021
Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.