WARRANTY DEED

Bill Garrett Davidson County
Batch# 23118 **DEEDWARR**
11/07/2017 10:03:00 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20171107-0114398

J-UHS-17-5430-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rock Properties, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **511 Long Hollow Pike**	(NAME)	**023-00-0-059.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE W. WOODARD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROCK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, being a portion of the Tract E of the John Butterworth Tract on a survey by Hickerson-Miller-Engineers-Surveyors, dated March 28, 1957 and being a part of the property described in the deed of record in Book 3308, Page 250, in the Register's office of Davidson County, Tennessee, according to a survey by Odo E. Rhodes, dated September 30, 1961, the land herein conveyed being described as follows:

Beginning at an iron located in the western margin and right of way of Lickton Pike, being the southeast corner of the property herein conveyed and being Baggett's corner on the line between Tracts E and F of the Hickerson-Miller Survey; thence North 18 degrees 15 minutes East along the said margin of Lickton Pike 118 feet 6 inches to an iron pin in said margin; thence in a westerly direction 472 feet to an iron pin, located 144 feet 6 inches from the northern boundary line of other property of the Grantors being conveyed by even date to Lawrence W. Woodard and wife, Margaret Joyce Woodard; thence continuing a westerly direction 379 feet to an iron pin in the eastern boundary line of property of Lawrence W. Woodard and wife, Margaret Joyce Woodard, described in deed of record in Book 6620, Page 889, in the Register's office of said County; thence in a southerly direction along said eastern boundary 154 feet to the southeast corner of the said Lawrence W. Woodard property of record in Book 6620, page 889; thence South 73 degrees 40 minute East 865 feet to the point of beginning.

Being the same property conveyed to Lawrence W. Woodard by Warranty Deed from Janell Faye Anderson of record in Instrument No. 20150601-0050100, in the Register's Office, Davidson County, Tennessee, dated May 19, 2015 and recorded on June 1, 2015.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5430 Lickton Pike, Goodlettsville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF NOVEMBER, 2017.

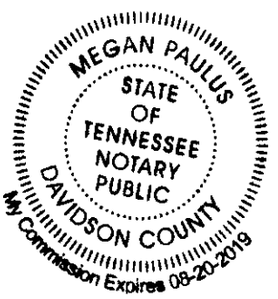
Lawrence W. Woodard
Lawrence W. Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE W. WOODARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212