WARRANTY DEED

Bill Garrett Davidson County
Batch# 24261 DEEDWARR
11/09/2017 09:31:02 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171109-0115326

J-RJ-17-2510-H

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Woodford Construction LLC, A Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**072-13-0-088.00**
2510 Trevecca Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **RODNEY S JARVIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WOODFORD CONSTRUCTION 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:

Lot 46, PLAT OF TREVECCA SUBDIVISION OF RENRAW, as shown on plat of record in Plat Book 421, Page 72 and 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rodney S. Jarvis, a married man by Warranty Deed from Arlin L. McRae and Norma Jean McRae, husband and wife, recorded on the 24th day of July, 2001 in Instrument No. 20010724-0078084, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rodney S. Jarvis, a married man, a one-half (1/2) undivided interest and Duane Earl Nelson, an unmarried man, a one-half (1/2) undivided interest, by Quit Claim Deed from Rodney S. Jarvis, a married man, recorded on the 20th day of July, 2007 in Instrument No. 20070720-0086526, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Rodney S. Jarvis, a married man by Quit Claim Deed from Duane Earl Nelson, an unmarried man, a one-half (1/2) undivided interest, recorded on the 30th day of October, 2008 in Instrument No. 20081030-0108227, in the Register's Office of Davidson County, Tennessee.

**For the purpose of this conveyance, this property was not the grantor's primary residence.

This conveyance is subject to:
- County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAT OF TREVECCA SUBDIVISION OF RENRAW, as recorded in Plat Book 421, Page(s) 72 and 73, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2510 Trevecca Ave., Nashville, Tennessee 37206**.

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 30th DAY OF OCTOBER, 2017.

Rodney S Jarvis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY S JARVIS, 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 30th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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