THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 41056 DEEDWARR
12/27/2017 09:13:56 AM 2 pgs
Fees: $13.00 Taxes: $658.60
20171227-0130906

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert Walsh P.O. Box 150802 Nashville, Tennessee 37211	Same as Owner	119-14-0-0170.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RONALD E. WOODARD, AS ADMINISTRATOR OF THE ESTATE OF MAMIE LEE WOODARD, DECEASED**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT WALSH**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Plan of Section 2, Mashburn Heights, as of record in Book 1835, page 93, Register's Office, Davidson County, Tennessee.

Said Lot 3 fronts 70 feet on the west side of Selena Drive and extends back 155 feet on the south line and 157.6 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Mamie L. Woodard, a married woman, by Warranty Deed from Jim T. Flowers. Mary C. Moore. Annie Mai Pirtle and husband, James H. Pirtle, Sewell T. Flowers, Jr., John D. Flowers and wife. Elizabeth Flowers, Mamie L. Woodard and husband, Ronald E. Woodard. Imogene Crowley and husband, Gordon E. Crowley, Joyce Marie Roberts and husband, James Roberts, Johnny Vick, husband of Maggie E. Vick, deceased, Sharon Gill and husband. James D. Gill, daughter of Maggie E. Vick, deceased, Annie M. Flowers, wife of William S. Flowers, deceased, Mark D. Flowers and Shirley Flowers England and husband, Randy England, children of William S. Flowers, deceased, Janice C. McWright and husband, Thomas M. McWright, Dorma I. Flowers and husband, Robert J. Powers, and Cathy L. Flowers, children of Henry E. Flowers, deceased, being all the heirs at law of Annie G. Flowers. Deceased, of record in Book 8339, page 556, recorded 4/29/1991, Register's Office for Davidson County, Tennessee. See Affidavit of

Heirship regarding Annie G. Flowers of record at Instrument No. 20171227-0130905, Davidson County Register of Deeds. Mamie L. Woodard is now deceased. Ronald E. Woodard executes this Warranty Deed pursuant to "Order Granting Motion to Approve Sale of Property", issued on 12/08/2017, in the matter of IN RE: PROBATE OF THE ESTATE OF MAMIE LEE WOODARD, Case No. 15P-2034, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This property is commonly known as **2903 Selena Drive, Nashville, TN 37211**.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this 19 day of **December, 2017**:

Ronald E. Woodard

RONALD E. WOODARD, AS ADMINISTRATOR OF THE ESTATE OF MAMIE LEE WOODARD, DECEASED

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 **RONALD E. WOODARD, AS ADMINISTRATOR OF THE ESTATE OF MAMIE LEE WOODARD, DECEASED**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19 day of December, 2017:

Notary Public

My Commission Expires: 5/23/18

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $178,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19 DAY OF DECEMBER, 2017:

Notary Public

My Commission Expires: 5/23/18

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON