THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214483

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 46153 **DEEDWARR**
01/09/2018 01:35:16 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20180109-0002933

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Woody 812 Shelby Avenue Nashville, TN 37206	New Owner	Tax Parcel ID No. 041-00-0-104.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin B. Luffman, unmarried and Mary F. Luffman, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **David Woody, unmarried and Amanda Ball, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated October 8, 1977, and known as Job No. 77-344; as follows: BEGINNING at an iron pin on the westerly margin of Brick Church Pike, said iron pin being N 8 degrees 26 feet E 1125.0 feet from the northeast corner of the Jerry Crecelius land of record in Deed Book 4451, page 519, Register' s Office for Davidson County; thence leaving the margin of said Brick Church Pike N 82 degrees 53 feet W 1349.80 feet to an iron pin; thence S 8 degrees 26 feet W 200.00 feet to an iron pin; thence N 82 degrees 53 feet W 453.89 feet to an iron pin; thence N 8 degrees 28 feet E 300.00 feet to an iron pin; thence S 89 degrees 29 feet 04 inches E 1817.66 feet to an iron pin on the westerly margin of the aforesaid Brick church Pike; thence with the margin of said Brick Church Pike and a slight curve to the right having a radius of 942.80 feet, a distance of 74.02 feet to a point, thence continuing with the margin of said pike, S 8 degrees 26 feet W 235.00 feet to the point of beginning.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

BEGINNING at a point on the right-of-way of Brick Church Pike, said point being the northeast corner of Property Map 41, Parcel 104 in Nashville, Davidson County, Tennessee; thence with north line of said parcel S 87 deg 58 min 04 sec W 1362.23 feet to the point of beginning; thence S 87 deg 58 min 04 sec West 425.02 feet to a point; thence S 08 deg 13 min 55 sec W 284.46 feet to a point; thence S 82 deg 39 min 04 sec E 433.39 feet to a point; thence N 05 deg 47 min 01 sec E 353.84 feet to the point of beginning, according to an unrecorded survey by Brackman Land Surveying, RLS #1684, dated April 29, 2013, containing 136,129.59 sq. ft. or 3.13 acres, more or less.

Being a portion of the same property conveyed to JUSTIN B. LUFFMAN and MARY F. LUFFMAN, husband and wife, by deed from JOHNETTE Y. FORT N/K/A JOHNETTE YOUNG PADGETT, of record in Instrument No. 20150513-0043670, dated May 4, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 041-00-0-104.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Rights of upper and lower riparian owners to the flow of the water of unnamed creek, free from diminution or pollution.

Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property located at 3920 Brick Church Pike Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2018.

Justin B. Luffman

Mary F. Luffman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin B. Luffman and Mary F. Luffman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018