ADDRESS NEW OWNER AS:
Matthew and Ashley Pepin
7745 Ridgewood Rd.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same address as
new owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Bill Garrett Davidson County
Batch# 49517 DEEDWARR
01/22/2018 10:03:06 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180122-0006229

Map 009-00-0
Parcel 060.00

THIS DEED OF CONVEYANCE, executed and delivered by **BARRY F. WOODY** and **LAURA H. WOODY, as TRUSTEES of the WOODY TENNESSEE COMMUNITY PROPERTY TRUST, dated October 4, 2017,** hereinafter called the Grantors, to **MATTHEW PEPIN** and **ASHLEY PEPIN**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the center line of Ridgewood Road, formerly Cotton Patch Road, said point being 200 feet from the northeasterly corner of Tract 1 herein; thence with the center line of said road, South 36° 30' East 350 feet, more or less, to a point in the centerline of Edgewood Road; thence leaving said Road; South 59° West 400 feet to a point; thence North 36° 30' West 350 feet to a point; thence North 59° East 400 feet to the point of beginning.

RESTRICTIONS: The above described property is subject to the Restrictions appearing of record in Book 2960, Page 526, of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barry F. Woody and Laura H. Woody, as Trustees of the Woody Tennessee Community Property Trust, by quitclaim deed from Barry F. Woody and wife Laura H. Woody, dated October 4, 2017, of record in Instrument Number 20171010-0103832, also conveyed to Barry F. Woody and wife Laura H. Woody by warranty deed from David L. Haverly and wife, Teresa M. Haverly, dated May 21, 1993, of record in Instrument Number 00008957-0000492, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

Woody Tennessee Community Property Trust dated October 4, 2017

By: _____
BARRY F. WOODY, Trustee

By: _____
LAURA H. WOODY, Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Barry F. Woody**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed Trustee of **Woody Tennessee Community Property Trust dated October 4, 2017**, and that he, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 11th day of January, 2018.

My commission expires: _____ _____
NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Laura H. Woody**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the properly appointed Trustee of **Woody Tennessee Community Property Trust dated October 4, 2017**, and that she, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 11th day of January, 2018.

My Commission Expires: _____ _____
NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$290,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 11 day of January, 2018.

My Commission Expires: 1-8-19 _____
NOTARY PUBLIC/Register

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY