THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Frances Elizabeth Roberts by David A. Childress Its PNOA In Fact
AFFIANT

Subscribed and sworn to before me this 29th day of March, 2018.

Notary Public
My Commission Expires: March 8, 2021

SHANNON D WALKER NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 75355 DEEDWARR
04/02/2018 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20180402-0030275

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
James C. Woodard 4704 Dakota Ave Nashville, TN 37209	New Owner	132-07-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

FRANCES ELIZABETH ROBERTS, unmarried

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

JAMES C. WOODARD

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Revised Plan of Overton Heights, as of record in Plat Book 2663, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with a portion of the right of way of Overton Street which was closed by Ordinance No. 08-8 of record in Instrument No. 20100901-0069577, and Ordinance No. 84-6 of record in Instrument No. 20100901-0069578, said

Register's Office, which portion of the said abandoned right of way reverted to the adjoining owners as provided in said Ordinances.

Being the same property conveyed by Warranty Deed to WILL HAYES ROBERTS from EMORY C. COCKERHAM and wife, MARIE S. COCKERHAM, dated June 15, 1981, of record in Book 5757, Page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed to WILL HAYES ROBERTS, unmarried, a 99.00% undivided interest and to FRANCES ELIZABETH ROBERTS, married, a 1.00% undivided interest, as joint tenants with rights of survivorship and not as tenants in common from WILL HAYES ROBERTS, unmarried, dated May 31, 2013, of record in Instrument No. 20130603-0055729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed to DAVID A. CHILDRESS, as Trustee, from WILL HAYES ROBERTS, unmarried, and FRANCES ELIZABETH ROBERTS, unmarried, and in the same deed to WILL HAYES ROBERTS, unmarried, a 99.00% undivided interest and to FRANCES ELIZABETH ROBERTS, unmarried, a 1.00% undivided interest, as tenants in common with rights of survivorship, dated April 5, 2017, of record in Instrument No. 20170504-0044450, Register's Office for Davidson County, Tennessee.

WILL HAYS ROBERTS having died on or about September 15, 2017 and title having vested solely in FRANCES ELIZABETH ROBERTS by right of survivorship.

This conveyance is made subject to the limitations, restrictions, and encumbrances as set forth below:

1. Davidson County taxes and assessments for the year 2018, a lien not yet due and payable;

2. Matters shown on the Revised Plan of Overton Heights Subdivision, including easements and setback lines, of record in Book 2663, Page 119, Register's Office for Davidson County, Tennessee;

3. Ingress/Egress Easement along the abandonment/right of way of Overton Street of record in Instrument No. 20100901-0069579, Register's Office for Davidson County, Tennessee;

4. Access Easement Agreement of record in Instrument No. 20170316-0025681, Register's Office for Davidson County, Tennessee; see also Limited Power of Attorney of record in Instrument No. 20170316-0025680, said Register's Office; and

5. All applicable governmental and zoning regulations.

BEING improved property, known as 4201 Morriswood Court, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and, Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise

herein set forth. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of March 2018.

Frances Elizabeth Roberts
by David A. Childress, her Attorney-In-Fact

Frances Elizabeth Roberts
by David A. Childress, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DAVID A. CHILDRESS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of FRANCES ELIZABETH ROBERTS, as her Attorney-in-Fact, as the free act and deed of the within named, for the purpose therein contained.

WITNESS my hand and official seal at office, this 29th day of March 2018.

Shannon D. Walker
Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

e Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020