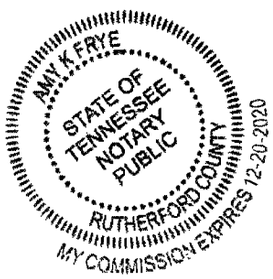
Bill Garrett Davidson County
Batch# 104682 DEEDWARR
06/14/2018 12:11:30 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20180614-0057243



STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 180,000.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2018.

Notary Public

My commission expires: 12/20/2020

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Cain Brown	IberiaBank	**05312002700**
114 Hamblen Avenue	200 W. Congress Street	
Old Hickory, TN 37138	Lafayette, LA 70501	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Wooden Capital, LLC, a limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Cain Brown, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 31, Block "C" on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Co. Property at Old Hickory, Tenn., of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wooden Capital, LLC, a limited liability company, from Walter Ronnie Carter and wife, Linda Carter by Warranty Deed dated February 2, 2017, of record in Instrument No. 20170206-0012699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 114 Hamblen Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 12th day of June, 2018.

Wooden Capital, LLC

BY: _____
Charles C. Wooden, President

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Charles C. Wooden,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **President** of **Wooden Capital, LLC** the within named bargainor, a limited liability company, and that he/she as **President,** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **President** of **Wooden Capital, LLC.**

Witness my hand, at office, this 12th day of June, 2018.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, 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.

_____
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

HE2018-0083