WARRANTY DEED

Bill Garrett Davidson County
Batch# 104699 DEEDWARR
06/14/2018 12:44:31 PM 3 pgs
Fees: $18.00 Taxes: $388.50

20180614-0057272

File No. TE0004143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Chase Budd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL) LESLIE SARSIDE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Brooks	Same as New Owner	091-04-0-071.00
(NAME)	(NAME)	
336 Haddon Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Florence Woods, LaKeesha Woods** and **Kevin Woods, heirs at law of William A. Woods, Jr., deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Doug Brooks, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 2 on the Plan of Section One, University Heights of record in Plat Book 1424, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Genoa R. Woods by warranty deed from James U. Lowe, Jr. and wife, Velma S. Lowe of record in Book 3919, page 72, Register's Office for Davidson County, Tennessee, dated 07/21/1965 and recorded on 08/03/1965.

Being the same property conveyed to William A. Woods, Jr., subject to a life estate retained by Genoa R. Woods by quitclaim deed from Genoa R. Woods of record in Instrument No. 20020722-0087776 Register's Office for Davidson County, Tennessee, dated 07/22/2002 and recorded on 07/22/2002. The said Genoa R. Woods died on September 18, 2008. The said William A. Woods died intestate on November 29, 2002, survived by three heirs: his spouse, Florence D. Woods, and two children, Kevin A. Woods and LaKeesha N. Woods. ***See also Affidavit of Heirship of record in Instrument Number 20080311-0024486 and*** 20180614-0057271 ***of the same Office.***

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1125 39th Ave N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 14th day of June, 2018.

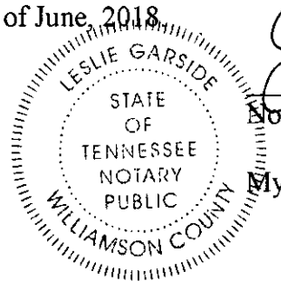
Florence Woods
Florence Woods

Kevin Woods
Kevin Woods

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Florence Woods and Kevin Woods, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 14th day of June, 2018.



Leslie Garside
Notary Public

My commission expires: 1/20/19

Witness my hand this 13th day of June, 2018.

LaKeesha N. Woods

STATE OF MARYLAND
COUNTY OF Prince George's

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named LaKeesha N. Woods, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of June, 2018.

Notary Public

My commission expires: 9/7/2021

LLOYD W. PERNELL. JR.
Notary Public – State of Maryland
Prince George's County
My Commission Expires Sep 7, 2021