Bill Garrett Davidson County
Batch# 118798 DEEDWARR
07/20/2018 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20180720-0070860

#34319

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34319-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Caroline Ward Woodard Affiant Subscribed and sworn to before me this 16th day of July, 2018. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Sandra M. Irvine P. O. Box 1488 Boca Grande, FL 33921	**Send Tax Bills To:** Sandra Irvine P. O. Box 1488 Boca Grande, FL 33921	**Tax Information:** Map and Parcel No.: 116 10 0 059 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, **Caroline Ward Woodard, formerly known as Caroline Hilton Ward**, and husband Thomas Woodard, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Caroline Ward Woodard ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra M Irvine and John M Murphy, Jr., Co-Trustees of the Sandra M Irvine Revocable Trust UAD December 17, 2004, amended by First Amendment dated November 3, 2006, amended and restated November 16, 2011** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 231 Deer Park Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of July, 2018.

Caroline Ward Woodard

Thomas Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Ward Woodard and Thomas Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2018.

GEORGE MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 75 feet of the northerly half of Lot 32 and the easterly 75 feet of the northerly half of Lot 31 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, recorded in Book 421, page 139, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Deer Park Circle 25 feet west of the northeast corner of said Lot 32, and running thence in a southerly direction parallel with the easterly margin of said Lot 32, 180 feet, more or less, to a point; thence in a westerly direction 150 feet, more or less, to an iron pin; thence in a northerly direction 187.3 feet, more or less to a point in the south margin of Deer Park Circle, and thence with the south margin of said Deer Park Circle 150 feet, more or less, to the beginning.

Being the same property conveyed to James C. Ward, Jr. and wife, Caroline Hilton Ward by deed dated September 26, 1997 from Robert Candee Hilton, Executor of The Estate of Cecelia C. Hilton, deceased of record in Book 10622, page 744, Register's Office for Davidson County, Tennessee. James C. Ward, Jr. died on September 28, 2000, leaving Caroline Hilton Ward as surviving tenant by the entirety. Caroline Hilton Ward having since remarried and is now known as Caroline Ward Woodard.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 10 0 059 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 10 0 059 00.
3. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5786, page 957, Register's Office for Davidson County, Tennessee.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

