WARRANTY DEED

J-DD-18-1915-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,774.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danny Dean and Diane Dean	**New Owner**	
(NAME)	Karen Y Johnson Davidson County Batch# 137361 **DEEDWARR** 09/05/2018 03:17:21 PM 2 pgs Fees: $13.00 Taxes: $746.56	**81-1-3.00**
1027 Garland Hollow Rd.	20180905-0088029	
(ADDRESS)		
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN WOODARD AND DARLING BROWN, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANNY DEAN AND DIANE DEAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots 42, 43 and 44 on the Map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Plat Book 547, Page 155, Register's Office for said County. Being Lot No. 42 and the northerly 78 feet of Lot No. 43 on the Revised Map of Hailey's Subdivision of part of Lot 5 in G.T Sheegog's Subdivision, not of record, described according to survey made by Blanchard and Parrish, Surveyors, May 5, 1937, as follows:

Beginning at the easterly corner of Lot No. 63 on the Map of Hailey's Subdivision of the Sheegog Plan, as of record in Plat Book 547, Page 155, Register's Office for said County, in the southwesterly margin of River Drive, running thence along said Drive, southeasterly 83.3 feet to an iron pin in the northwesterly margin of Hailey Avenue, as now located; thence along said Avenue, southwesterly 158.2 feet; thence westerly and parallel with dividing lines between Lots 43, 44 and 63 (prior deed states Lots 42, 43 and 53); thence northeasterly 140 feet to the beginning.

INCLUDED IN THE ABOVE-DESCRIBED DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of the same conveyed by Tony R. Clouse to William A. Jennings by deed dated 12/1/05 of record in Instrument No. 20051215-0150410, said Register's Office, being more particularly described as follows:

Beginning at an iron pin in the westerly margin of River Cliff Drive, said pin in the most northeasterly corner of the herein described parcel and a common corner to John L. Dillard (DB 5074, Page 181, RODCT); thence with said margin S 16 deg. 55 min. 14 sec. E, 83.30 feet to a point; thence S 46 deg 15 min. 13 sec. W, 80.20 feet to an iron pin in the northerly margin of Hailey Avenue, a common corner to another parcel owned by said Clouse known as Map 81.01, Parcel 3 TACODCT; thence now leaving said margin with the east line of said parcel 3, N 43 deg. 44 min. 47 sec. W, 150.00 feet to an iron pin; thence N 78 deg. 58 min. 07 sec. E, 140.00 feet to the point of beginning, containing 0.271 acres, more or less, according to a copy of a survey made on November 17, 2005, by Tommy E. Walker, TRLS No. 1465.

Being the same property conveyed to Brian Woodard, unmarried, and Darling Brown, unmarried, Tenants in Common with Right of Survivorship, by Warranty Deed from Kenya Menifee, now Littlejohn, married, recorded October 1, 2013 in Instrument No. 20131001-0103090, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee.
- Subject to 2018 County Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1915 Hailey Avenue, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF AUGUST, 2018.

Brian Woodard

Darling Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212