Karen Johnson Davidson County
Batch# 186480 DEEDWARR
01/22/2019 09:38:02 AM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20190122-0005757

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $1,235,000.00.

Affiant

Sworn to and subscribed before me on this the 15 day of January, 2019.

NOTARY PUBLIC
My Commission Expires:

MORTGAGEE:

Volunteer State Bank
P O. Box 7897
Portland, TN 37148

Address New Owner:	Send Tax Bills to:	Map-Parcel
Music City Autoplex, LLC	Same as Owner	026 00 0 02.02
2430 Gallatin Pike North		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **PAUL DUANE WOODARD, ERNEST T. WOODARD, JR. and BRENDA W. CARR**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MUSIC CITY AUTOPLEX, LLC, a Limited Liability Company**, hereinafter called GRANTEES, their heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, TN, described according to a survey made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, as follows:

BEGINNING at a point in the Northerly margin of Gallatin Road, being U. S. Highway 31-E, said point of beginning being established as follows:

BEGINNING at a point in the center of said road Western approach to the bridge crossing Mansker's Creek; thence with the corner of said road Westerly 600 feet to a point; thence at a right angle to the center of said road North 6 deg. 29 min. West 69 feet to the point of beginning; thence with the Northerly margin of said road South 83 deg. 31 min. West 200 feet to a point; thence leaving said Northerly margin North 6 deg. 29 min. West 300 feet to a point; thence North 83 deg. 31 min. East 200 feet to a point; thence South 6 deg. 29 min. East to the beginning.

BEING the same property conveyed to PAUL DWIGHT WOODARD (a one-third interest), ERNEST T. WOODARD, JR. (a one-third interest) and BRENDA W. CARR (a one-third interest) by Quitclaim Deed dated May 15, 2015 and of record as Instrument No. 2010512-0043483 and PAUL DWIGHT WOODARD conveyed his one-third interest to PAUL DUANE WOODARD by instrument dated September 9, 2015, and recorded as Instrument No. 20151005-0101194, said Register's Office creating a tenancy in PAUL DUANE WOODARD (a one-third interest), ERNEST T. WOODARD, JR. (A one-third interest) and BRENDA W. CARR (a one-third interest).

This is improved property known as 2424 N. Gallatin Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 15 day of January, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Paul D. Woodard
PAUL DUANE WOODARD

Ernest T Woodard
ERNEST T. WOODARD, JR.

Brenda W. Carr
BRENDA W. CARR

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Paul Duane Woodard, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 15 day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 1-26-21

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Ernest T. Woodard, Jr. and Brenda W. Carr, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 15 day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 1-26-21