Karen Johnson Davidson County
Batch# 277594 DEEDWARR
08/29/2019 10:40:13 AM 3 pgs
Fees: $18.00 Taxes: $179.08
20190829-0087229

File No. 19-02-15685

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Beverly O. Woodard & Randall E. Woodard 1607 Springfield Highway Goodlettsville, TN 37072	New Owners	Map and Parcel 00700005200

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Paula Ellen Joyner Clinard and Rebecca Ann Mongrain (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Beverly O. Woodard and Randall E. Woodard, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I

Beginning at a point on the northwesterly margin of Highway 41-E, about 3-1/2 miles North of Goodlettsville, at the northwest corner of the property conveyed to Amos B. Crawford and wife, by deed from J. D. Greer and wife, of record in Book 1786 page 516, Register's Office for Davidson County, Tennessee; thence along said Crawford's northwesterly line, North 25 degrees 12' East 304 feet to a point in the line of Mrs. Leona Greer's Homeplace Tract; thence with her line North 61 degrees 57' West 109.63 feet to twin cedars; thence South 52 degrees 55' West 289.97 feet to the Northeast margin of said Highway 4-1E; thence with the margin of same South 51 degrees 52' East 84.42 feet, South 52 degrees 47' East 100 feet, and South 53 degrees 20' East 65.58 feet to the beginning.

Included in the above property description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee by deed of record in Book 6099, page 697, and re-recorded in Book 6106, page 84, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 1583 Springfield Highway, Goodlettsville, TN 37072.

TRACT II

Beginning at a point on North side of U.S. Highway 41, corner of Leona Greer, thence North 53 ½ degrees East 156 feet to an iron marker; North 38 ½ degrees West 76 feet to an iron marker; North 81 ½ degrees West 106 ½ feet to an iron marker; Sixty Four (64) degrees West 26 feet to a point middle of a culvert under Highway 41; (last two calls are down a drain) thence with edge of right of way of said highway South 45 degrees East 113 feet and 4 inches to the beginning, containing 0.43 acre, more or less.

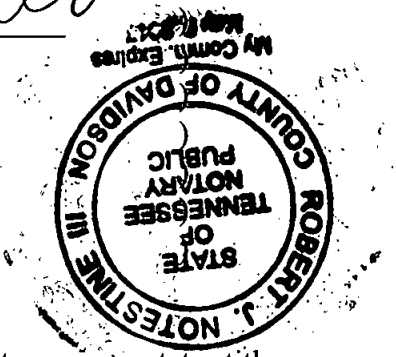
This is improved real property located on 1583 Springfield Highway, Goodlettsville, TN 37072.

Being the same property conveyed to Paula Ellen Joyner Clinard and Rebecca Ann Mongrain by Deed of Correction Beverly Kirkpatrick and Belinda Sue Ryan of record in Instrument Number 20190204-0010309, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County or any additional taxes if property recorded in Deed Book 4936, page 38, falls outside Tax Parcel 00700005200.
2. Conditions as set out in Book 6039, page 697 and re-record in Book 6106, page 84, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $48,400.00.)
(
(
(Subscribed and sworn to before me
(this 17th day of April, 2019.
(
(Notary Public
(My Commission Expires: 5-7-202

Affiant



TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of April, 2019.

Paula Ellen Joyner Clinard

Rebecca Ann Mongrain

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Paula Ellen Joyner Clinard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of April, 2019.

Notary Public

My Commission Expires: 5-3-2021

ROBERT NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
5-3-2021

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Rebecca Ann Mongrain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of April, 2019.

Notary Public

My Commission Expires: 5-3-2021

ROBERT NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
5-3-2021