FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **235,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **10/25/2019** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Expires July 13, 2020

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2480

Karen Johnson Davidson County
Batch# 306640 **DEEDWARR**
10/28/2019 08:40:42 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20191028-0109969

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Reece Stanley	New Owner	**041-04-0-056.00**
(NAME) **4052 Yoest Drive**	(NAME) **1466 Upper Helton Rd.**	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) **Alexandria, TN 37012**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Billy J. Woodard,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Reece Stanley and wife, Jessica Stanley,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 34 of Dalemere Subdivision of record in Book 3300, page 6, Register's Office for Davidson County, Tennessee. More particularly described as follows:

Beginning at an iron pin in the westerly margin of Yoest Drive, thence south 22° 46' 30" west along said westerly margin of Yoest Drive 142 feet to an iron pin; thence north 67° 13' 30" west 265 feet to a concrete monument; thence north 8° 36' 30" east 146.57 feet to an iron pin: thence south 67° 13"30" east 300.76 feet to the point of beginning.

Being the same property conveyed to Billy J. Woodard and wife, Mary R. Woodard, their heirs and assigns by Deed dated November 21, 1961 from Oliver H. Dale and wife, Claudine M. Dale, recorded November 27, 1961, in Book 3311, Page 405, in the Register's Office of Davidson County, Tennessee.

Mary Ruth Woodard died November 18, 2017, leaving Billy J. Woodard as surviving spouse and sole owner

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4052 Yoest Drive, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **October, 2019**.

Billy J. Woodard

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Billy J. Woodard**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **October, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY