(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 317293 DEEDWARR
11/19/2019 09:31:28 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20191119-0119195

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Middle TN Investments, LLC 1004 Brookstone Blvd. Mount Juliet, TN 37122	NEW OWNER	137-00-0-054.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John Robert Woodroof and Katherine Woodroof Brown, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Middle TN Investments, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being further described as follows:

Land in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being a part of John C. Warpool's Subdivision of a 1.2 Acre Tract in said District and more particularly described according to a survey made by Cantrell, Connell & Morrison, Engineers, on September 16, 1958, as follows:

Beginning at an iron pin in the southerly margin of Granny Wright Lane said pin being the northwest corner of C. Boner; thence with Boner's westerly line South 15 degrees West 160.9 feet to an iron pin; thence North 70 degrees West 184.9 feet to an iron pin; thence North 20 degrees East 160 feet to an iron pin in the southerly margin of Granny Wright Lane; thence with the margin of said Lane South 70 degrees East 170 feet to the point of beginning, containing 0.65 acres, more or less.

Being the same property conveyed to John J. Woodroof and wife, Katherine P. Woodroof by Warranty Deed from Joseph R. Pugh, Jr., and wife, Ora N. Pugh, dated 10/21/1958 and recorded 11/07/1958 of record in Book 2812, Page 465, Register's Office for Davidson County, Tennessee.

The said Katherine P. Woodroof died on 08/01/1989, leaving the said John J. Woodroof the sole surviving tenant by the entirety. Katherine P. Woodroof, Katherine Pugh Woodroof, and Katherine J. Woodroof being one and the same person. John J. Woodroof and John Julius Woodroof being one and the same person.

The said John J. Woodroof died intestate on 07/29/2007, leaving the said John Robert Woodroof and Katherine Woodroof Brown, as his/her sole heirs at law as evidenced in Affidavit of Heirship dated 10/17/2019 and recorded 10/17/2019, recorded in Instrument 20191070106647, Register's Office for Davidson County, Tennessee. Katherine Woodroof Brown and Kathy Lynn Brown being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2008 Bakers Grove Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 14th day of November, 2019.

John Robert Woodroof

John Robert Woodroof

Katherine Woodroof Brown

Katherine Woodroof Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Robert Woodroof and Katherine Woodroof Brown with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of November, 2019.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY
SEAL