(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: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 317304 DEEDWARR
11/19/2019 09:40:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20191119-0119213

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	137-00-0-055.00

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:

Land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 on the Plan of John C.Warpool's Subdivision of a 12 acre tract, not of record, described according to a survey made by Watkins and Murray Surveyors, October 29, 1946, as follows:

Beginning at an old railroad spike in the center of Old Hickory Boulevard at its intersection with the center line of the Granny Wright Road; thence with the center of said Boulevard, south 17 degrees 29' west 370 feet to the corner of lots Nos. 3 and 4; thence with the line between said two lots, easteardly 460.2 feet; thence north 2 degrees 30' west 416 feet to an iron pin in the center of Granny Wright Road, thence with the center of said Road, north 87 degrees west 324.2 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 0.65 acre parcel conveyed to John J. Woodroof and wife, Katherine P. Woodroof, dated 10/21/1958 in Book 2812, Page 465, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Joseph R. Pugh Jr. and wife Ora K. Pugh by Warranty Deed from John C. Warpool and wife, Ada Mae Warpool dated 01/27/1947 and recorded 01/30/1947 of record in Book 1450, Page 19, Register's Office for Davidson County, Tennessee.

The said Ora K. Pugh died on 12/19/1976, leaving the said Joseph R. Pugh, Jr. the sole surviving tenant by the entirety. Joseph R. Pugh, Jr. and Joseph Robert Pugh are one and the same person. The said Joseph R. Pugh, Jr. died intestate on 01/11/1981, leaving the said Katherine Pugh Woodroof as his/her sole heir at law as evidenced in Affidavit of Heirship of record in Instrument 20191017-0106646, Register's Office for Davidson County, Tennessee.

The said Katherine P. Woodroof died on 08/01/1989, leaving the said John J. Woodroof as his/her sole heir at law as evidenced in Affidavit of Heirship of record in Instrument 20191017-0106646, Register's Office for Davidson County, Tennesee. Katherine P. Woodroof, Katherine Pugh Woodroof and Katherine J. Woodroof are one and the same person. John Julius Woodroof and John J. Woodroof are 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 20191017-0106646, Register's Office for Davidson County, Tennessee. Katherine Woodroof Brown and Kathy Lynn Brown are 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: 1604 Bakers Grove Road, 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~~ 15th 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 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~~ 15th of November, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/31/21

(SEAL)

JENNIFER D STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMM. EXP.