WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

BOOK 11559 PAGE 355

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudyea Woodberry	**Franklin American Mortgage Company**	**150-6-224**
(NAME) **2800 Louise Russell Drive**	(NAME) **501 Corporate Center Drive #400**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven J. Pflueger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rudyea Woodberry, unmarried**, HEREINAFTER CALLED THE GRANTEES, 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 No. 14-B, resubdivision of Lot 14 on the Plan of West Lake Subdivision Section One of record in Plat Book 6050, Page 303, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven J. Pflueger, unmarried by deed of record in Book 9984, Page 417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Steven J. Pflueger by Shirley Pollock as his Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 11559, Page 353, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2800 Louise Russell Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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.

0608161

RECEIVED FOR REFERENCE

99 JUL -6 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 1st day of July, 1999.

Steven J. Pflueger by Shirley Pollock

Steven J. Pflueger

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of June, 1999, before me personally appeared Shirley Pollock, the person who executed the foregoing instrument on behalf of Steven J. Pflueger ~~and wife, Lisa Pflueger~~, and acknowledged that she executed the same as the free act and deed of the said Steven J. Pflueger ~~and wife, Lisa Pflueger~~, through Power of Attorney granted her, by the said Steven J. Pflueger ~~and wife, Lisa Pflueger~~.

Elizabeth E Triplett

Notary Public

Commission Expires: 5/26/2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

06081611

IDENTIFICATION REFERENCE

99 JUL -6 PM 2:03

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11559 PAGE 357

DEMT	
	14E000.00
CO / TX	529.10
PRFEE	1.00
MOEED	9.00
CFEE	2.00
TOTAL	540.10
CHECK	540.10

01/06/99 14:04 0001 8672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487069