Instr:200007110068579 Page: 1 OF 2
REC'D FOR REC 07/11/2000 11:19:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $434.38

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/7/2002

TCB-PRO-00-718

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027
1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael V. Rudisill (NAME)	GMAC Mortgage Corporation (NAME)	87-05-0-A-18
5911 Colchester Drive (ADDRESS)	100 Witmer Road (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (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, James David Polston and wife, Lori L. Grahl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael V. Rudisill and wife, Linda G. Rudisill

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. 18, Phase 1, Final Plat of Farmingham Woods, of record in Plat Book 7900, page 228, amended in Book 7900, page 173, Register's Office for said County.

Said Lot No. 18 fronts 37.77 feet on the southerly line of Colchester Drive and runs back 125.00 feet on the northeasterly lot line and 121.94 feet on the southwesterly lot line to a line in the rear which measures 52.17 feet thereon.

Description derived from recorded plat as set out above prepared by Kevin A. Dimonson, Registration No. 1515.

This conveyance is subject to restrictive covenants of record in Book 8238,page 176, amended in Book 8351, page 533, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING the same property conveyed to James David Polston and wife, Lori L. Grahl by deed from Phillips Builders, Inc. of record in Book 8387, page 81, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5911 Colchester Drive, Hermitage, Tennessee 37076
(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.

Witness our hand s this 28th day of June, 2000

James David Polston

Lori L. Grahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James David Polston and wife, Lori L. Grahl

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that theyexecuted the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June, 2002

Commission expires 9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027