Realty 481

Davidson County DEEDWARR
Recvd: 12/05/01 16:20 2pgs
Fees:13.00 Taxes:342.25
[redacted]
20011205-0134129

Record & Return To:
Prepared by:
Realty Title & Escrow Company, Inc.
1000 North Chase Drive, Suite 115
Goodlettsville, TN 37072

08-0110-90016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 92,500.00.

Dana Hudgins
Affiant

Subscribed and sworn to before me, this 26th day of November, 2001.

Darlene Short
Notary Public
My commission expires: 12/10/03

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

[redacted]

Address of New Owner	Send Tax Bills to:	Tax Information
Dana Hudgins	1st Trust Bank For Savings	33-04-A-003.CO
3 Rolling Meadows	P.O. Box 17257	
Goodlettsville TN 37072	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea G. Oeser, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dana Hudgins**, hereinafter called the Grantees, their successors 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. 3, on the Plan of Rolling Meadows, Section 1A, of record in Plat Book 6250, Page 963,* Register's Office for said County, to which Plan reference is hereby made for a more complete description. *amended in Book 6250, page 975, ASO

Being the same property conveyed to Andrea G. Oeser, unmarried, by deed from Carla Childress Harris, unmarried, and Billy Lee Harris, II, unmarried, of record in Book 7425, Page 843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3 Rolling Meadows, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of November, 2001.

RE-RECORD

Andrea G Oeser
Andrea Oeser

Davidson County DEEDWARR
Recvd: 03/08/02 13:58 2pgs
Fees:12.00 Taxes:0.00
20020308-0029558

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrea G. Oeser**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Goodlettsville, TN, this 26th day of November, 2001.

Notary Public

My Commission expires: 12/10/03

