Return to: THOMAS N. JONES
339 Main St., Franklin, TN 37064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,800.00

Cynthia Ann Gore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Margaret Ann Smith
Notary Public

MY COMMISSION EXPIRES: 2/25/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/05/02 08:54 2pgs
Fees:13.00 Taxes:439.56
20020705-0080807

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Emmel	Wells Fargo Home Mortgage, Inc.	87-05-O-A-18
(NAME) 5911 Colchester Drive	(NAME) P. O. Box 5910	04D93594
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Springfield, OH 45501	
(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, **Michael V. Rudisill and wife, Linda G. Rudisill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian L. Emmel, a single person**, 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:

Being Lot No. 18 on the Plan of Farmingham Woods, Section I, as of record in Plat Book 7900, Page 173, as amended in Book 7900, Page 228, in Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael V. Rudisill and wife, Linda G. Rudisill by Warranty Deed appearing of record in Instrument #200007110068579, Register's Office for Davidson County, Tennessee.

County Taxes for the year **2001 in the amount of $1043.52 paid** and all subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 7900, Page 228 and Book 7900, Page 173, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8238, Page 176, and Book 8351, Page 533 Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Easement shown of record to Metro at instrument # 200206030066713 as said in Register's Office for said County.

Subject to Homeowner's Association dues.

Charter of Homeowner's Association as shown of record in Book 8245, Page 768, Register's Office for said County.

Deed to HOA as shown of record in Book 824 Page 772 and Book 8310, Page 341, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 5911 Colchester Drive, Hermitage, TN 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 my/our hand(s) this 28th day of June, 2002.

Michael V. Rudisill

Linda G. Rudisill

STATE OF TENNESSEE

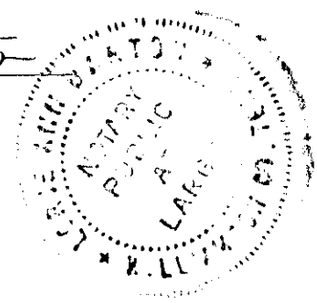
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, personally acquainted Michael V. Rudisill and wife, Linda G. Rudisill, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that they executed the foregoing instrument for the purposes therein contained and did so as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 28th day of June, 2002.

NOTARY PUBLIC

My Comm. Expires: 7-2003



File Number: 12206058

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