WARRANTY DEED

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBYN LEE BURRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 31, 2004

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Baggett	Churchill Mortgage Corporation	83-11-162
(NAME)	(NAME)	
2310 Brittany Drive	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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, Joseph R. Woodel and wife, Rashele Woodel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Baggett, a single man, 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. 52 on the Plan of Section III, Addition III, Fortland Park, as of record in Plat Book 3106, Page 93, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph R. Woodel by Warranty Deed dated February 28, 2001, from Margaret N. Clarke, unmarried, as of record in Instrument No. 20010314-0024185, Register's Office for Davidson County, Tennessee.

NOTE: Prior deed has incorrect plat reference. The correct plat is of record in Plat Book 3106, Page 93, 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 Joseph R. Woodel by Joseph M. Petno as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number * in the Register's Office for Davidson County, Tennessee.

* 20040202-0012687

Spouse of Grantor herein joins in the execution of this instrument for the purpose of conveying all marital interest in and to said property.

unimproved ☐

This is improved ☒ property, known as 2310 Brittany Drive, Nashville, TN 37206

(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.

Davidson County DEEDWARR
Recvd: 02/02/04 15:38 2pgs
Fees:13.00 Taxes:357.05
20040202-0012688

Witness my hand this 22nd day of January, 2004.

Joseph R. Woodel
by Joseph M. Petno Attorney in Fact

Joseph R. Woodel
By: Joseph M. Petno as Attorney-in-Fact

Rashele Woodel

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 Rashele Woodel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of January, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of January, 2004, before me personally appeared Joseph M. Petno, the person who executed the foregoing instrument on behalf of Joseph R. Woodel, and acknowledged that he executed the same as the free act and deed of the said Joseph R. Woodel, through Power of Attorney granted Joseph M. Petno by the said Joseph R. Woodel.

Witness my hand and official seal at [redacted], Tennessee this 22nd day of January, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public