WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

James R. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/19/04 11:02 2pgs
Fees:13.00 Taxes:266.40
20041119-0139087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Rogers	WR Starkey Mortgage, LLP, ISAOA, ATIMA	MAP 75
(NAME) 4412 Old Hickory Boulevard	(NAME) 5055 W. Park Blvd	GROUP 01-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Plano, Texas 75093	PARCEL 002
(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, Lorilee Fleming Pudik and Husband, Andrew M. Pudik , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Rogers, an Unmarried Man **and Howard L. Rogers, Married** 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. 4, Block 1 on the Plan of Berryville W.A. Bryan's Subdivision of the Berry Tract, as of record in Plat Book 421, Page 117, 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 Lorilee Fleming and Andrew M. Pudik, both unmarried as joint tenants in common by Warranty Deed dated April 14, 2003 from LaDonna Florendo, unmarried of record in Instrument No. 20030422-0053004, Register's Office for Davidson County, Tennessee. The said Lorilee Fleming having since married and being one and the same as Lorilee Fleming Pudik.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **4412 Old Hickory Boulevard, Old Hickory, TN 37138**

(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 12th day of November, 2004.

Lorilee Fleming Pudik By: Kimberly Bodewig Atty in fact
Lorilee Fleming Pudik

Andrew M. Pudik By: Kimberly Bodewig Atty in fact
Andrew M. Pudik

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 12TH day of November, 2004, before me personally appeared Kimberly Bodewig, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lorilee Fleming Pudik and Andrew M. Pudik, and who acknowledged that they executed the same as the free act and deed of the said Lorilee Fleming Pudik and Andrew M. Pudik by virtue of that Power of Attorney, duly executed by the said Lorilee Fleming Pudik and Andrew M. Pudik and appearing of record in Book —, page _____, of Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at Wilson County, Tennessee, this 12th day of November, 2004.

* 20041116-0137648

My Commission Expires: 1-23-06

Tracey Thumphour
Notary Public

20041116 0137647

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number2410334
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122