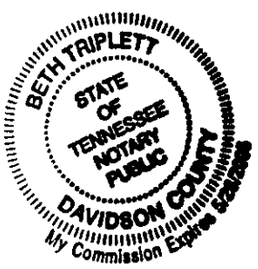
box186
1853

WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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
Andrew J. Vastagh	Community Mortgage Corp	73-1-238
(NAME) 3927 Moss Rose Drive	(NAME) 142 Timber Creek Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Cordova TN 38018	
(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, Byron M. Woodard and wife, Tacharra Y. Woodard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Vastagh, an unmarried man, and Christa Plant, an unmarried woman, 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. 19 on the Plan of Moss Rose Heights, Section 2* of record in Plat Book 1424, Page 109, Register's Office for said County, to which reference is made for a more complete description.

*Extended

Said Lot No. 19 fronts 100 feet on the westerly side of Moss Rose Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Byron M. Woodard and wife, Tacharra Y. Woodard from Michael Craddock and wife, Kim Craddock by Warranty Deed dated October 2, 2003, of record in Instrument No. 20031006-0147284, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Byron M. Woodard and Tacharra Y. Woodard by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

X20050729-0088810

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

Davidson County DEEDWARR
Recvd: 07/29/05 09:52 2 pgs
Fees:13.00 Taxes:727.79

20050729-0088811

unimproved ☐

This is improved ☒ property, known as 3927 Moss Rose Drive, Nashville, TN 37216

(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 hands this 27th day of July, 2005.

Byron M. Woodard by

Byron M. Woodard
By Terry DeSelms as his ~~Attorney-in-Fact~~

Tacharra Y. Woodard by

Tacharra Y. Woodard
By Terry DeSelms as her ~~Attorney-in-Fact~~

STATE OF TENNESSE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2005.

Commission expires: May 28, 2006

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

Beth Triplett
Beth Triplett Notary Public

STATE OF TENNESSE

COUNTY OF DAVIDSON

On this 27th day of July, 2005 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of ~~Andrew J. Vastagh and Christa Plant~~ Byron M Woodard and Tacharra Y Woodard, and acknowledged that he executed the same as the free act and deed of the said ~~Andrew J. Vastagh and Christa Plant~~ Byron M Woodard and Tacharra Y Woodard, through Power of Attorney granted to Terry DeSelms by the said ~~Andrew J. Vastagh and Christa Plant.~~
Byron M Woodard and Tacharra Y Woodard by

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2005.

Commission expires: May 28, 2006

Beth Triplett
Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006