File No [redacted]0336

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,750.00

Rhonda Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2005.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/15/05 14:38 2 pgs
Fees:13.00 Taxes:265.48
20050815-0096395

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry D. Woolf	Larry D. Woolf	034-03-0-B 203.00 CO
(NAME) 203 Churchill Crossing	(NAME) 801 South Rolla St.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Rolla MO 65401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **C. Sidney Young and wife, Jennie S. Young**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry D. Woolf, and Wife, Darlana K. Woolf**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 203 on the Plan of Building 2 (aka Phase 2), Churchill Crossing PUD, a Horizontal Property Regime, located on Twin Hills Drive, Madison, Davidson County, Tennessee, as shown on the Plat of Churchill Crossing, a Horizontal Property Regime, recorded in Plat Book 7900, page 25, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Bylaws, recorded in Book 7792, page 915, as amended in Book 7804, page 616, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said lot is also known as Unit 203, Churchill Crossing.

There is conveyed with the above described planned unit development lot an undivided interest in and to the general and/or restricted common areas and facilities of Churchill Crossing Condominiums as said areas are set forth and defined in the Master Deed and Bylaws of record in Book 7792, page 915, as amended in Book 7804, page 616, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. Sidney Young by deed from NationsBanc of TN NA of record in Book 9284, page 449, Register's Office for Davidson County, Tennessee.

Jeannie S. Young joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of marriage to C. Sidney Young.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 203 Churchill Crossing, Madison, TN 37115
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of August, 2005.

C. Sidney Young

Jennie S. Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named C. SIDNEY YOUNG and wife, JENNIE S. YOUNG, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 10th day August, 2005.

Commission expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

File Number: 250800336

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072