WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **26th** DAY OF **July, 2006**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/05/2007

Davidson County DEEDWARR
Recvd: 07/26/06 15:49 2 pgs
Fees:13.00 Taxes:419.95
20060726-0090498

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis R. Woestman and Catherine J. Woestman	Countywide Home Loans	**163-11D 2.00 CO**
(NAME) 2962 Baby Ruth Ln	(NAME) 4500 Park Granada	
(ADDRESS) Antioch TN 37013	(ADDRESS) Calabasas CA 91302	
(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 C. Africa, an unmarried man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis R. Woestman and Catherine J. Woestman, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2 ON THE PLAN OF HICKORY PLACE TOWNHOUSES OF RECORD IN BOOK 11190, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL C. AFRICA, UNMARRIED BY WARRANTY DEED FROM RORY K. DAVIS AND WIFE, KELLY DAVIS, RECORDED ON THE 16TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030416-0050518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2962 Baby Ruth Lane, Unit # 2, Antioch, TN 37013**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **July, 2006**.

Michael C. Africa
Michael C. Africa by
Dawn Marie Africa, Atty-in-Fact
By: Dawn Marie Africa, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of July, 2006, before me personally appeared Dawn Marie Africa, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Michael C. Africa, and who acknowledged that she executed the same as the free act and deed of the said Michael C. Africa, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book 20060726-0090495, said Register's Office..

Witness my hand and official seal this 26th day of July, 2006.

NOTARY

MY COMMISSION EXPIRES:

