File No. 06WH0173

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/06 15:42 2 pgs
Fees:13.00 Taxes:332.63

20060908-0111686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Richard L Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF SEPTEMBER, 2006.

Traci Brooks
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TRACI BROOKS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
FEB. 6, 2007

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Austin and Felicia K. Austin	SunTrust Mortgage, Inc.	44-15-293.00
(NAME)	(NAME)	
1013 Debow Street	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Irvine, CA 92619-7028	
(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/WE **CHARLES MICHAEL WOODEN, II**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD L. AUSTIN AND WIFE, FELICIA K. AUSTIN**, 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:

Land in Davidson County, Tennessee, being Lot No. 36-24, Section D, on the Plan of E.L. Dupont Denemours and Company's Subdivision, Village of Old Hickory as of record in Book 1424, page 65, and in Book 1835, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Michael Wooden, II, by Substitute Trustee's Deed dated 04/13/2006 from Priority Trustee Services of TN, LLC, as Substitute Trustee, of record in Instrument No. 20060509-0054259, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THE RESIDENCE OF THE GRANTOR.

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: 1013 Debow Street, Old Hickory, Tennessee 37138

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 1st day of September, 2006.

Charles Michael Wooden, II

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 Charles Michael Wooden, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of September, 2006.

Commission expires:

Notary Public

TRACI BROOKS
MY COMM. EXP.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File Number: 06WH0173

RETURN TO:

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White House, TN 37188