WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/06 10:42 2 pgs
Fees:13.00 Taxes:340.65

20061027-0133444

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92065.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GAIL H. HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11/22/09

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rich Hart	Rich Hart	51N/C/7.02 (Wilson Cty)
(NAME) 4661 Woodside Drive	(NAME) 4661 Woodside Drive	64-4/69 (Davidson Cty)
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, Alice Fendley, Widowed, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rich Hart, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON/DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or Parcel of land situate in Wilson and Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 62 on the Plan of Woodside, Section 2, as of record in Plat Book 16, Page 284, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Jimmy R. Fendley and wife, Alice Fendley by Warranty Deed dated January 5, 1989, from Harold R. Hamm and wife Evelyn H. Hamm of record in Book 7749, Page 661 in the Register's Office for Davidson County, Tennessee. The said Jimmy R. Fendley died on July 12, 2005 leaving Alice Fendley as surviving tenant by the entirety.

Being the same property conveyed to Jimmy R. Fendley and wife, Alice Fendley by Warranty Deed dated January 5, 1989, from Hareld R. Hamm and wife, Evelyn H. Hamm of record in Book 413, Page 241, Register's Office for Wilson County, Tennessee. The said Jimmy R. Fendley died on July 12, 2005 leaving Alice Fendley as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements, building setback lines, and restrictions of record in Book 439, page 7, Register's Office for Wilson County, TN and in Book 5350, page 425, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 4661 Woodside Drive, 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. A first mortgage deed of trust in favor of Countrywide Home Loans, Inc., dated September 14, 2005, of record in Book 1137, Page 706, Register's Office for Wilson County, Tennessee, a second deed of trust in favor of AmSouth Bank, dated January 21, 2004 and filed for record in Instrument No. 20040206-0014653, Register's Office for Davidson County, Tennessee, which Grantee assumes and agrees to pay when and as due.

Witness my hand this 27th day of October, 2006.

Alice Fendley

STATE OF

COUNTY OF

On this 27th day of October, 2006, before me personally appeared Alice Fendley, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (WARRANTY DEED), and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this.

Commission expires:

2-17-09

Mary Jo Bryant

Notary Public

