File No. 280400560

20B

WARRANTY DEED

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,000.00**

Brenda Tisdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/13/08 10:23 2 pg
Fees:13.00 Taxes:451.40

20080513-0049141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Tisdale	Taylor Bean & Whitaker Mortgage Corp.	Map 53.05-0A Parcel 9.00 CO
(NAME) 1239 Cheyenne Blvd.	(NAME) 1417 N. Magnolia Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Ocala, FL 34475	
(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, WE,

Steve Hannah and wife, Kathy Hannah,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Brenda Tisdale, unmarried,

hereinafter called the grantee(s), HER 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. 9 on the Plan of Cheyenne Trace, of record in Plat Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby ma de for a more complete and accurate description of said lot.

BEING the same property conveyed to Steve Hannah and wife, Kathy Hannah, by Warranty Deed dated September 13, 2007, from Devin L. Rodgers and wife, Kimberley Rodgers, of record by Instrument No. 20070917-0110947 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Devin L. Rodgers, unmarried by Warranty Deed dated December 13, 1991, from Jim Sweeney Construction, Inc., a Tennessee corporation, of reco rd in Book 8511, Page 129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of recor d.

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 1239 Cheyenne Blvd., 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), HER 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), HER 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 hands this 9th day of May, 2008.

Steve Hannah

Kathy Hannah

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 Steve Hannah and wife, Kathy Hannah the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of May, 2008.

Commission expires: 12-1-10

Notary Public

File Number: 280400560

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

