Davidson County DEEDWARR
Recvd: 09/24/08 14:35 2 pgs
Fees:13.00 Taxes:540.20

20080924-0097318

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$146,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19 DAY OF September, 2008.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Kathryn Bagull 2601 Forest View Dr. Antioch, TN 37013	New Owner	Map 150.09 Parcel 46

For and in 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,

David Westerman and wife, Cathy Westerman by and through Rachel McDonald Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brenda Kathryn Bagull, unmarried

Hereinafter called the grantees, 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. 172 on the Plan of Forest View Park, Section 1, as of record in Book 3700, Page 110, Register's Office for said County.

Beginning at a point in the easterly margin of Forest View Drive, being the common corner of Lots Nos. 171 and 172; thence easterly 110.0 feet to a concrete monument; thence southwardly 117.0 feet to a concrete monument in the northerly margin of an unnamed street; thence 85.0 feet westwardly along the margin of said street to a concrete monument at the beginning of a curve; thence northwardly 39.27 feet around said curve to a concrete monument in the easterly margin of Forest View Drive; thence 92.0 feet with said margin to the point of beginning.

Being the same property conveyed to David Westerman and wife, Janice Westerman by deed from Lawrence E. Pendergrass and wife, Mary S. Pendergrass dated December 1, 1972, of record in Book 4661, Page 876, Register's Office for Davidson County, Tennessee. Property then conveyed to Donald D. Hildebrand, Trustee by Quitclaim Deed from David Westerman ET UX, Janice Westerman then further conveyed to David Westerman, as his sole property by Donald D. Hildebrand, Trustee, dated December 5, 1974, of record in Book 5247, Page 856, said Register's Office. Property then conveyed to David Westerman by Quitclaim deed from Margaret Herrin a/k/a Margaret E. Westerman dated May 14, 1984 of record in Book 6300, Page 82, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 110, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 4115, Page 674, Register's Office for Davidson County, Tennessee.
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2601 Forest View Drive, 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.

Witness our hand(s) this 19th day of September, 2008.

David Westerman by Rachel McDonald Atty-in-Fact
Atty in fact

David Westerman by Rachel McDonald Atty-in-Fact

Cathy Westerman by Rachel McDonald Atty-in-Fact ATTY in fact

Cathy Westerman by Rachel McDonald Atty-in-Fact

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 Rachel McDonald, Attorney-in-Fact for David Westerman and wife, Cathy Westerman, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf David Westerman and wife, Cathy Westerman for the purposes therein contained.

WITNESS my hand and official seal this 19th day of September, 2008

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212