

Davidson County DEEDWARR
Recvd: 11/20/08 13:57 2 pgs
Fees:13.00 Taxes:517.63



20081120-0114372

State of Tennessee)
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Brenda Heartsman
Affiant

Subscribed and sworn to before me, this 12th day of November, 2008.

Notary Public:

My Commission Expires: 02/28/2012

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Andrew T. Woodard 111 Shepherd Hills Drive Madison, TN 37115	~~XXXXXXX~~Provident Funding ~~New Owner~~ P.O. Box 5914 ~~Santa Rosa, CA 95402~~	03403003900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eleanor Stoller**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew T. Woodard, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 26 on the Plan of Shepherd Hills, Section I, of record in Book 2331, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Eleanor Stoller by Warranty Deed from Wanda Gayle Neighbors, unmarried, dated January 3, 2003, recorded January 9, 2003, in Instrument Number 20030109-0004136, Register's Office for Davidson County, Tennessee.

Lee L. Stoller, husband of Eleanor Stoller, joins in this conveyance to convey any and all marital rights, title and interest to the above referenced property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 2331, Page 46, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 111 Shepherd Hills Drive, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to **warrant and defend the title to the said land to Grantees, their heirs, successors**, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 12th day of November, 2008.

Eleanor Stoller

Lee L. Stoller

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Eleanor Stoller and Lee L. Stoller**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of November, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075