AFTER RECORDING, RETURN TO:
FIRST TITLE & ESCROW - FILE BOX 9B
FTEC FILE #28742

BILL GARRETT, Davidson County
Trans:T20090045672 DEEDWARR
Recvd: 07/07/09 15:28 2 pgs
Fees:13.00 Taxes:1184.00
20090707-0063582

WARRANTY DEED

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd., Ste. 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas M. Buda and Lauren L. Buda	FIFTH THIRD MORTGAGE	171040B00900CO
(NAME) 5628 Cloverland Park Drive	(NAME) 5001 KINGSLEY DRIVE	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) CINCINNATI, OH 45221	
(CITY) (STATE) (ZIP	(CITY) (STATE) (ZIP	

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, I/WE, **Timothy Womack and Brita E. Womack**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas M. Buda and Lauren L. Buda**, husband and wife, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 9, PLAN OF CLOVERLAND PARK, as shown on plat of record in Instrument No. 20001013-0102079, as corrected in Instrument No. 20010620-0065214, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tim Womack and Brita E. Womack, husband and wife, by Warranty Deed from Nagendra Ningaraj and Hemalatha S. Kenchanna, husband and wife, recorded October 17, 2006 in Instrument No. 20061017-0128756, in the Register's Office, Davidson County, Tennessee. Tim Womack and Timothy Womack are one and the same person.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5628 Cloverland Park Drive, Brentwood, TN 37027

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, has 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 hands this 2nd day of July, 2009.

Timothy Womack by B. Scott Troxel Atty in Fact

Timothy Womack by Bradley Scott Troxel
his Attorney in Fact

Brita E. Womack by B. Scott Troxel ATTY IN FACT

Brita E. Womack by Bradley Scott Troxel
her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of July, 2009, before me personally appeared Bradley Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Timothy Womack, and who acknowledged that she executed the same as the free act and deed of the said Timothy Womack, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book ✱____, page _____, said Register's Office.

Witness my hand and official seal this 2nd day of July, 2009.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

NOTARY

My Commission Expires: _____

On this the 2nd day of July, 2009, before me personally appeared Bradley Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Brita E. Womack, and who acknowledged that she executed the same as the free act and deed of the said Brita E. Womack, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book ✱____, page _____, said Register's Office.

Witness my hand and official seal this 2nd day of July, 2009.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

NOTARY

My Commission Expires: _____

✱20090707-0063581