WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009

Notary Public

MY COMMISSION EXPIRES: July 3, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Van Hooydonk	Same as new owner	
(NAME)	(NAME)	
4303 Colorado Avenue	Same as new owner	10304025900
(ADDRESS)	(ADDRESS)	
Nashville, TN37209	Same as new owner	
(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, Charles F. Caudell, III and James C. Woodard, II and Jeffrey C. Maddox, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra L. Van Hooydonk a single woman, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Final plat Resubdivision of Lot 29 West End Annex of record in Instrument No. 20090609-0053551, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Jeffrey C. Maddox, James C. Woodard II and Charles F. Caudell, III by warranty deed of John R. Vaupel and William E. Vaupel, Co-Conservators for Evelyn Proctor Vaupel of record in Instrument No. 20090127-0006997, conveyance dated January 23, 2009, recorded January 27, 2009, Register's Office for Davidson County, Tennessee.

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters appearing on the plan of record in Plat Book 332, page 61 and revised in Instrument No. 20090609-0053551, Register's Office of Davidson County, Tennessee. Encroachment to easement granted to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090529-0049279, Register's Office of Davidson County, Tennessee.

This property, known as 4303 Colorado Avenue, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20090070798 DEEDWARR
Recvd: 10/19/09 09:23 2 pgs
Fees:13.00 Taxes:1387.87
20091019-0096269

Witness my/our hand(s) this 16th DAY OF OCTOBER, 2009.

Charles F. Caudell, III

James C. Woodard, II

Jeffrey C. Maddox

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Caudell, III, James C. Woodard, II and Jeffrey C. ~~Maddoz~~ Maddox, with whom I am personally acquainted (or provided 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 the 16th day of October, 2009.

Notary Public My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to
A Title Quest
1312 Central Court
Hermitage, TN 37076