FRN09-2517 (3)

File No. 291000600

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090080082 DEEDWARR
Recvd: 11/25/09 10:14 2 pgs
Fees: 13.00 Taxes: 475.82
20091125-0108374

ALICE J. STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/15/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Woodward	NEW OWNER	147-8-43
(NAME)	(NAME)	
4824 Hopedale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Devin Lee Stauff and wife, Amy Stauff**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Amy Woodward, unmarried and Elizabeth Woodward, married, tenants in common with right of survivorship**, hereinafter called the grantee(s), 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. 52 on the Plan of Section Two, Beverly Heights, of record in Book 2331, Page 42, 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 DEVIN LEE STAUFF AND WIFE, AMY STAUFF by deed from TONI L. STUART of record in Instrument No. 20060105-0001327 on 01/03/2005 and filed for record on 01/05/2006, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Book 2331, Page 42, said Register's Office.

Easement of record in Book 6303, Page 840, said Register's Office.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 4824 Hopedale Drive, Nashville, TN 37211
(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), 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), 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 24th day of November, 2009.

Devin Lee Stauff By ATTY IN FACT

Devin Lee Stauff

Amy Stauff By ATTY IN FACT

Amy Stauff

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Rick Florian, with whom I am personally acquainted and who proved to be the attorney in fact of Devin Lee Stauff and Amy Stauff and who being authorized to do so acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of November, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 291000600

RETURN TO:

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067