File No. 210120050

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100080095 DEEDWARR
Recvd: 12/21/10 08:46 2 pgs
Fees:13.00 Taxes:473.23
20101221-0101265

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaVerdia McCullough	Churchill Mortgage Corporation	MAP 07511011400
(NAME) 4332 Baton Rouge Dr.	(NAME) 761 Old Hickory Blvd.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(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, Jerry E. Woodard Jr. and wife, Rebecca M. Woodard**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **LaVerdia McCullough, unmarried**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 73 on the Plan of SECTION 4, HIGHLANDS OF TULIP GROVE, as shown by plat of record in Plat Book 4860, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jerry E. Woodard Jr. and wife, Rebecca M. Woodard by Warranty Deed dated October 30, 1995, from Phillip R. Taylor and wife, Deborah B. Taylor and filed for record on November 1, 1995, in Book 9844, Page 954, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 4860, Page 85, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4793, Page 157 and Amendment in Book 5020, Page 56 and Book 5089, Page 592, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 and subsequent years, a lien, not yet due and 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 4332 Baton Rouge Dr., Hermitage, TN 37076
(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), HER 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), HER 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 17th day of December, 2010.

Jerry E. Woodard Jr.

Rebecca M. Woodard

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jerry E. Woodard Jr. and wife, Rebecca M. Woodard the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of December, 2010.

Commission expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210120050

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122