WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110009618 DEEDWARR
Recvd: 02/15/11 15:58 2 pgs
Fees:13.00 Taxes:647.50
20110215-0013046

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 ($175,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Chance Govar	SunTrust Mortgage, Inc.	12802000500
(NAME)	(NAME)	
317 Forrest Valley Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(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, **Ernest F. Aud, Sr, widow, and Ernest F. Aud, Jr., married*, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph Chance Govar, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 34 on the Plan of THOUSAND OAKS ESTATES, of record in Plat Book 3700, Pages 82 & 83, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to ERNEST FRANCIS AUD AND WIFE, KATHRYN D. AUD by Deed from CHEEK AND JONES, INCORPORATED, A TENNESSEE CORPORATION, dated 02/08/1968 and filed for record on 02/09/1968 in Book 4210, Page 839, Register's Office for DAVIDSON County, Tennessee. The said KATHRYN D. AUD having since died.

Being the same property conveyed to ERNEST F. AUD, SR. AND ERNEST F. AUD, JR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP by Deed from ERNEST F. AUD, SR., dated 02/13/2007 and filed for record on 03/12/2007 in Instrument 200703120029914, Register's Office for DAVIDSON County, Tennessee.

* Said property is not the marital residence of said Grantor.

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 317 Forest Valley Drive, Nashville, TN 37209-5215
(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), their heirs and/or 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), their heirs and/or 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 11th day of February, 2011.

Ernest F. Aud Sr.

Ernest F. Aud Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Ernest F. Aud, Sr. and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my and official seal this 11th day of February, 2011.

Notary Public

My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the attorney in fact of Ernest F. Aud, Jr. and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my and official seal this 11th day of February, 2011.

Notary Public

My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027