Davidson County DEEDWARR
Recvd: 10/04/12 16:16 3 pgs
Fees:18.00 Taxes:504.94
20121004-0091235

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
12-0194

STATE OF TENNESSEE
COUNTY OF Davidson

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,470.00.

Dr Lila P. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF October 2012.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Judith Wolf-Behof
210 Fox Fire Drive
Lake Zurich, IL 60047-8107

SEND TAX BILLS TO:
Judith Wolf-Behof
210 Fox Fire Drive
Lake Zurich, IL 60047-8107

MAP-PARCEL:
11300001800

WARRANTY DEED

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, WE,

Cathy P. Thomas and Delila P. Powell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judith Wolf-Behof and James E. Behof

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:

Beginning at an iron stake in Dave Sam's east line, same being the northwest corner of a tract conveyed to said Ula Gordon Pedigo and wife by the undersigned P.H. Stevens by deed of record in Book 1560, Page 121, Register's Office for Davidson County, Tennessee; thence with Dave Sam's east line North 9 degrees east 210 feet to an iron stake; thence South 73 Degrees east 210 feet to an iron stake; thence south 7 degrees 30' west 210 feet to a stake, being the northwest corner of U.G Pedigo's tract; thence with the North line of same North 73 degrees west 210 feet to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to Ula Gordon Pedigo and wife, Jean Stevens Pedigo from P.H. Stevens by deed dated 05/28/1957 filed for record on 06/04/1957 in Book 2649, page 167, in the Register's Office for Davidson County Tennessee. The said Ula Gordon Pedigo and Jean Stevens Pedigo having since died, leaving Cathy P. Thomas & Delila P. *

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **7812 Old Charlotte Pike, Nashville, TN 37209.**

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.

*Powell as the only hiers at law.

Witness my hand this 4th day of October, 2012.

Cathy P. Thomas

Cathy P. Thomas

Delila P. Powell

Delila P. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cathy P. Thomas and Delila P. Powell**, with whom I am personally acquainted (or proved 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 at Brentwood, Tennessee this 4th day of October, 2012.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission Expiration: 4/20/15

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2012, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2012.

_____
Notary Public

Commission Expiration:

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.