WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130015463 DEEDWARR
Recvd: 02/25/13 11:38 2 pgs
Fees:13.00 Taxes:240.13

20130225-0018553

CONNIE BEARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-17-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caryn L. Henneberry	Sumner Bank & Trust	150-07-O-0468.00
(NAME)	(NAME)	
3337 Oak Trees Court	967 A Grassland Place	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gallatin, TN 37066	
(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, **James A. Ruchti and Wife, Penny Ruchti and Gaylord J. Voegeli and Wife, Rosemary Voegeli**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Caryn L. Henneberry, a single woman**, 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. 24-B, Zone Lot Division, Lot 24, LAKESHORE WOODS, Section 2, of record in Plat Book 6250, page 485, amending Plat Book 5200, page 608, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Ruchti and Penny McNicol, both unmarried (now married and known as Penny Ruchti) and Gaylord J. Voegeli and wife, Rosemary Voegeli by Deed from James R. Kellam, III and wife, Gwynn H. Kellam, dated 06/09/1994 and filed for record on 06/15/1994 in Book 9378, Page 457, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 608, Plat Book 6250, Page 485, said Register's Office.

Restrictions of record in Book 6063, Page 351 and Book 6112, Page 546 and amended in Book 6230, Page 385, said Register's Office.

Deed of Conveyance of record in Book 6247, Page 199, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3337 Oak Trees Court, Antioch, TN 37013

(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 15th day of February, 2013.

James A. Ruchti

Penny Ruchti

Gaylord J. Voegeli by Penny Ruchti atty in fact

Gaylord J. Voegeli by Penny Ruchti attorney-in-fact

Rosemary Voegeli by Penny Ruchti atty in fact

Rosemary Voegeli by Penny Ruchti attorney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Ruchti and Penny Ruchti**, 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 executed the within instrument for the purposes therein contained.

Connie Beard

Notary Public
My Commission Expires: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

On this 15th day of February, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Penny Ruchti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Gaylord J. Voegeli and Rosemary Voegeli**, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20130225-0018551 and 20130225-0018552, Register's Office of Davidson County, Tennessee.

Connie Beard

Notary Public
My Commission Expire: 6-17-13

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY