B041

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF APRIL, 2000.**

Notary Public

MY COMMISSION EXPIRES: ~~April 20, 2000~~ 2-18-01
(AFFIX SEAL)

Instr:200004270041712 Page: 1 OF 2
REC'D FOR REC 04/27/2000 11:17:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $328.93

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Deren	**Countrywide Home Loans, Inc.**	**61-3-45**
(NAME) **4615 Grinstead Place**	(NAME) **4500 Park Granda**	
(ADDRESS) **Nashville,, TN 37216**	(ADDRESS) **Calabasas, CA 91302-1613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tracy Hunterunmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Deren a married person**, 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:

Land in Davidson County, Tennessee, being Lot No.8 on the Plan of .Block 'L' Broadmoor, Section 2 of record in Plat Book 547, Page 174, Register's Office or said County, to which reference is made for a more complete description.

Being the same property conveyed to Tracy Hunterunmarried by deed of record in Book 11764, Page 42, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4615 Grinstead Place, Nashville,, TN 37216**
(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 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.

Witness **my/our hand(s)** this **20th day of April, 2000**.

Tracy Hunter

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Tracy Hunter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anticoh, Tennessee, this 20th , day of April, **2000.**

Commission expires: 2/18/01

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE