WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH** DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

Instr:200007110068402 Page: 1 OF 2
REC'D FOR REC 07/11/2000 8:31:28AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $229.40

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
Charles W. O'Hara	**Countrywide Home Loans, Inc.**	**82-7-68**
(NAME)	(NAME)	
831 Stockell Street	**4500 Park Granda**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**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, **Cheryl Taylor Moultry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles W. O'Hara 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 80 on the Plan of V.S. Lindsley's Addition to Edgefield now East Nashville, Plat Book 57, Page 25, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 80 fronts 50 feet on the easterly side of Stockell, formerly Vansinderen Street, and runs back between parallel lines 174 ¼ feet to an alley.

Being the same property conveyed to Cheryl Taylor Moultry by deed of record in Book 10998, Page 137, 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 **831 Stockell Street, Nashville, TN 37207**

(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 7th day of July, 2000.

Cheryl Taylor Moultry

Cheryl Taylor Moultry

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 Cheryl Taylor Moultry the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein ntained.

Witness my hand and official seal at Antioch, Tennessee, this 7th day of July, 2000.

Commission expires: 2/18/01

Notary Public

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE