WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF **NOVEMBER**, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/16/2003

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean M. Patterson	**Countrywide Home Loans, Inc.**	**135-14A-150**
(NAME) **632 Rocky Mountain Parkway**	(NAME) **4500 Park Granda**	
(ADDRESS) **Antioch, TN 37013**	(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, **CRAIG MCCABE AND WIFE, KAREN L. MCCABE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean M. Patterson and wife Melinda D. Patterson**, 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. 150 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Plat Book 6900, Page 524, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig McCabe and wife, Karen L. McCabe by deed of record in Book 9687, Page 274, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Craig McCabe by Karen L. McCabe as Craig McCabe Attorney-In-Fact pursuant to recorded Power of Attorney of record simultaneously herewith.

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

unimproved ☐

This is improved ☒ property, known as **632 Rocky Mountain Parkway, 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 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.

Davidson County DEEDWARR
Recvd: 12/07/00 12:03 3pgs
Fees:15.00 Taxes:573.50
20001207-0120579

Witness **my/our hand(s)** this **16th day of November, 2000**.

Craig McCabe by Karen McCabe, atty-in-fact
Craig McCabe

Karen L. McCabe
Karen L. McCabe

State of Tennessee County of Davidson

On this 17th day of November, 2000 before me personally appeared Karen L. McCabe, the person who executed the foregoing instrument on behalf of Craig McCabe , and acknowledged that she executed the same as the free act and deed of the said Craig McCabe, through Power of Attorney granted her, by the said Craig McCabe.

Notary Public

NOTARY PUBLIC
NOLA LAKE
BEDFORD CO., TENN.

My Commission Expires 2-19-2002

Commission Expires:

Affidavit of Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This affidavit is being made pursuant to TCA 34-6-105 (c).

The affiant being first duly sworn states and deposes as follows:

(1) This affidavit is the attorney-in-fact of, the principal, acting under a power of attorney granted the affiant by instrument dated 11/16/2000.

(2) The affiant has no knowledge or belief that:
   A. The principal has terminated the power of attorney.
   B. The principal has died or
   C. If not a Durable Power of Attorney, the affiant has no knowledge of belief the principal is now under some disability or incapacity.

This the 16th day of November, 2000.

Karen L. McCabe
Affiant

Sworn to and subscribed before me this 16th day of November, 2000.

ANGELA M. LAKE NOTARY PUBLIC AT
Notary Public

Commission Expires: 2/18/2001