WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 11/25/03 11:48 2pgs
Fees:13.00 Taxes:567.95

20031125-0171194

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Desmond Pringle	Countrywide Home Loans, Inc.	86-14-0-B-72.00
(NAME)	(NAME)	
3120 Lake Drive	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Van Nuys, CA 91410	
(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, A. L. Hodges and Michael E. Phipps, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Desmond Pringle, a married man, 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. 108 on the Plan of Fleetwood Subdivision, Phase One, being a Planned Unit Development, of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A.L. Hodges and Michael E. Phipps by deed from Countrywide Home Loans, Inc., of record in Book 20030717-0100450, as rerecorded in Instrument No. 20031125-0171192, Register's Office, Davidson County, Tennessee.

This is not the principal residence of the grantor(s).

Michael E. Phipps executed this instrument on behalf of A. L. Hodges pursuant to a Power of Attorney of record in Instrument No. 20031125-0171193, Register's Office, Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 7107, Page 408, said Register's Office.

Subject to Charter for Fleetwood Homeowners Association of record in Book 7114, Page 370, and Book 8543, Page 37, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 987; and Book 7628, Page 6, said Register's Office.

Subject to By-Laws of record in Book 7171, Page 4, said Register's Office

unimproved ☐

This is improved ☒ property, known as 3120 Lake Drive, Hermitage, TN 37076

(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 our hands this 20th day of November, 2003.

A. L. Hodges

BY: Michael E. Phipps
Michael E. Phipps, Attorney-in-Fact

Michael E. Phipps

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 Michael E. Phipps, 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 Goodlettsville, Tennessee this 20th day of November, 2003.

Commission expires:

11-27-04

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

Notary Public

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 Michael E. Phipps with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of A. L. Hodges as his Attorney in Fact as the free act and deed of the within named A. L. Hodges.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of November, 2003.

Notary Public
My Commission expires: 11-27-04

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004