Box 13
#7688

WARRANTY DEED

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,950.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2004.

Beth Gill
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winona C. Marks	Countrywide Home Loans, Inc.	136-15A-68
(NAME)	(NAME)	
3405 Anderson Road #241	7105 Corporate Drive PTX 910	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Plano, TX 75024	
(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 P. Paxson and wife, Tamra L. Paxson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winona C. Marks, unmarried 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~~ Unit No. 68 on the Plan of Phase Two, Final Plat, Watercrest Townhomes, of record in Plat Book 11190, Page 81, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Craig P. Paxson and wife, Tamra L. Paxson, by deed of record in Instrument No. 200007200071828, Register's Office for County, Tennessee.

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

This instrument is executed on behalf of Craig P. Paxson by Tamra L. Paxson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Road Condominium 241, 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.

* 20040421-0045009

Davidson County DEEDWARR
Recvd: 04/21/04 09:19 2pgs
Fees:13.00 Taxes:462.32

20040421-0045010

Witness our hands this 8th day of April, 2004.

Craig P. Paxson by Tamra L. Paxson Attorney In Fact

Craig P. Paxson

Tamra L. Paxson

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 Tamra L. Paxson 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 purpose therein contained.

On this the 8th day of April, 2004, before me personally appeared Tamra L. Paxson, the person who executed the foregoing instrument on behalf of Craig P. Paxson and who acknowledged that she executed the same as the free act and deed of the said Craig P. Paxson, through Power of Attorney granted her by the said Craig P. Paxson.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April, 2004.

Commission expires: May 28, 2006

Notary Public

KAREN TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006