WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 10:29 2 pgs
Fees:13.00 Taxes:612.72
20040616-0071057

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

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
Hazel E. Shaw	**Countrywide Home Loans, Inc.**	**135-14-0-A 240.00 CO**
(NAME)	(NAME)	
1513 Mount Mithcell Court	**7105 Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, **Ralph Stevens**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hazel E. Shaw, 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 No. 240, on the Final Plat of Resubdivision of Lots 240 and 242, Pinnacle Point Subdivision, Phase Five as of record in Instrument No. 20000207-0012632, revision plat of record in Plat Book 8250, Page 842, as amended of record by Amendment to Final Plat in Book 11114, Page 958, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Ralph Stevens by deed of record in Instrument 20031231-0184912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1513 Mount Mithcell Court, 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.

Witness **our hands** this **28th day of May, 2004**.

Ralph Stevens

By: Ralph Stevens

,

Attest:

,

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 Ralph Stevens the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May 2004.

Commission expires: 1-25-2006

Angela M. Lake

Notary Public

