WARRANTY DEED

FILE BOX 19B
04-06-005-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of June, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/23/04 09:13 2pgs
Fees:13.00 Taxes:444.00

20040623-0074262

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRADLEY JACOB	COUNTRYWIDE HOME LOANS, INC.	142-10-0-B
(NAME)	(NAME)	
496 Sandcastle Road	4500 Park Granada	91.00 CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DAVID THOMAS SHEFRIN, SINGLE PERSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRADLEY JACOB, MARRIED**, hereinafter called the Grantee(s), 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. 91, on the Plan of Belle Pointe, a Planned Unit Development Phase 2, of record in Book 6250, Page 797, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to DAVID THOMAS SHERFIN, A SINGLE PERSON, by Deed from BARRY CONSTRUCTION CO., INC., of record in Book 7163, Page 169, dated March 6, 1987, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of Belle Pointe, of record in Book 6689, Page 772, as amended in Book 6702, Page 409, made applicable in Book 6770, Page 814, further amended in Book 6774, Page 774, in Book 6862, Page 292, in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443, and in Instrument No. 20020130-0013252, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 616 Barlin Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 17th day of June, 2004.

david thomas shefrin
DAVID THOMAS SHEFRIN

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 **DAVID THOMAS SHEFRIN, SINGLE PERSON**, 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 Brentwood, Tennessee, this 17th day of June, 2004.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. REISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.