WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/04 15:42 2pgs
Fees:13.00 Taxes:369.63
20040706-0080137

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: January 26, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Countrywide Home Loans, Inc.	Map 163-11
(NAME) 225 Hickory Forge Drive	(NAME) 1800 Tapo Canyon	Group A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Simi Valley, CA 93063-6712	Parcel 26.00
(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, Melanie L. Stone and husband Leslie R. Holt , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Camille Henderson & Carla Henderson, both 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:

Being Unit No. 26, Second Revision, Section Two, Bell Forge Village, as of record in Book 5200, Page 695, 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 Melanie L. Stone, unmarried (now married) by deed from Catherine S. Oleis, F/K/A Catherine S. Mugler and husband Mark Oleis of record in Deed Book 9393, page 57, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 225 Hickory Forge Drive, 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 my/our hand(s) this 2nd day of July, 2004.

Melanie L. Stone

Leslie R. Holt

STATE of Tennessee
COUNTY of ~~Davidson~~ Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Melanie L. Stone and Leslie R. Holt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July 2004

My Commission Expires: 8-20-07

Notary Public

TERESA TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number2406376
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167