WARRANTY DEED

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/07/04 13:43 2pgs
Fees:13.00 Taxes:625.30

20040907-0107787

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Steils	Countrywide Home Loans	Map 137
(NAME) 605 Waterford Court	(NAME) 3011 Armory Drive	Group 13-0-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville Tennessee 37204	Parcel 14
(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, **Jack Jones, a Married Man** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Steils, unmarried** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Wilson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 14 on the Plan of Peninsula Point, Phase Three, Section Three, as of record in Plat Book 11700, Page 32, Register's Office for Wilson 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 Jack Jones, a Married Man by Cash Deed dated June 23, 2004 from Alphonse Jackson, Acting Secretary of Housing Urban Development of record in Instrument No. 20040708-0081480, Register's Office for Davidson County, Tennessee.

The said Jack Jones is joined in this conveyance by his Wife Kateena Jones in order to convey any interest, right, and title she may have in said property.

Restrictive Covenants of record in Book 9943, Page 908, Book 10973, Page 39, Book 11181, Page 371 and Instrument No. 20000410-0035892, Register's Office of said County.

By-Laws as shown of record in Book 10973, Page 39 and Book 11181, Page 371, Register's Office for said County.

Easement for Ingress and Egress to Family Graveyard as shown of record in Book 342, Page 600, Register's Office for said County.

Easements to U.S.A. as shown of record in Book 3852, Page 639, Book 3910, Page 247 and Book 3975, Page 452, Register's Office for said County.

PUD Boundary Survey as shown of record in Book 9700, Page 22, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 605 Waterford 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 my/our hand(s) this 30th day of August, 2004.

Kateena Jones
BY JACK JONES ATTORNEY IN FACT

Jack Jones

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jack Jones, a Married Man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/30/2004

My Commission Expires: 6-9-07

Notary Public

WENDY LOCKE NOTARY PUBLIC AT LARGE TENN. WILSON

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of August, 2004, before me personally appeared Jack Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kateena Jones, and who acknowledged that he executed the same as the free act and deed of the said Kateena Jones by virtue of that Power of Attorney, duly executed by the said Kateena Jones and appearing of record in Instrument Number 20040907 0107786 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of August, 2004.

My Commission Expires: 6-9-07

Notary Public

WENDY L. LOCKE NOTARY PUBLIC WILSON COUNTY

File Number2407550

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122