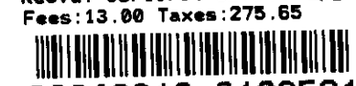
WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215



Davidson County DEEDWARR
Recvd: 09/10/04 09:54 2pgs
Fees:13.00 Taxes:275.65



20040910-0109521

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Andrew E. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

BOX 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Jackson	Countrywide Home Loans, Inc.	
(NAME) 4721 Arapaho Bend	(NAME) 6440 Southpoint Park Way, Ste 300	148-15-107
(ADDRESS) Antioch, TN	(ADDRESS) Jacksonville, FL 32216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041759

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Christopher B. Degenhardt and Tracy N. Degenhardt (fka Tracy N. Porter)**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew E. Jackson and** Maggie Jami Jackson *, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 56 on the Plat of Apache Hills, Section 5, Part Two, as of record in Plat Book 5050, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 88.95 feet on the southwesterly margin of Arapaho Bend and extends back 101.18 feet on the southerly line and 103.00 feet on the northerly line to a line on the rear on which it measures 67.05 feet.

Being the same property conveyed to Christopher B. Degenhardt and Tracy N. Porter, unmarried persons, by deed from R. E. Rieger and wife, Marilyn K. Rieger, dated January 1, 1996, recorded January 5, 1996, in Book 9910, page 581, Register's Office for Davidson County, Tennessee.

The said Tracy N. Porter has since married and is now known as Tracy N. Degenhardt.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5050, page 39, said Register's Office; and (c) restrictive covenants of record in Book 4179, page 951; Book 4215, Page 268; Book 4221, Page 190; Book 4225, Page 657; Book 4276, Page 682; Book 4361, Page 162; Book 4454, Page 301; Book 4564, Page 724; Book 5040, Page 357; and Book 5449, Page 535; said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4721 Arapaho Bend, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 7th day of September, 2004.

Christopher B. Degenhardt

Tracy N. Degenhardt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christopher B. Degenhardt and Tracy N. Degenhardt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of September, 2004.

Commission expires:

Notary Public

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007