Davidson County DEEDWARR
Recvd: 11/19/04 13:41 2pgs
Fees:13.00 Taxes:666.00
20041119-0139211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Christophe Jamar	Countrywide Home Loans, Inc.	104-08-0
1609 Villa Place	3011 Armory Drive Suite 120	GROUP
Nashville, Tennessee 37212	Nashville, TN 37204	PARCEL 370.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Eighty Thousand Dollars and Zero Cents ($180,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Laura Susan (May) Bond, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Christophe Jamar and wife, Megan Elizabeth Jamar, 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 part of Lot No. 53 on the Map of O.B. Hayes Plan of Lots of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the west margin of Villa Place, 115.0 feet north of the common corner of Lots No. 55 and 60 at the northeast corner of the Lot conveyed to Florence Landis by deed of record in Book 888, page 670, said Register's Office; thence along Landis' north line westerly 150.0 feet, more or less, to an alley; thence with the easterly margin of said alley northerly 50.0 feet to the southwest corner of the property conveyed to Eleanor Abbott by deed of record in Book 684, page 87, said Register's Office; thence along Abbott's southerly line, eastwardly 150.0 feet, more or less, to the west margin of Villa Place; thence with the margin of the same southerly
50.0 feet to the point of beginning.

BEING the same property conveyed to Laura Susan May be deed dated July 5, 1995, from Christine Cantrell, unmarried, of record in Book 9728, page 704, Register's Office for Davidson County, Tennessee, and being further conveyed to Laura Susan (May) Bond by Quitclaim Deed dated October 20, 2000, from Matthew Jonathan Bond of record as Instrument No. 200011010108585 in the Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1609 Villa Place, Nashville, TN 37212

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 I do covenant with the said Grantee

that I am 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 I do further covenant and bind ourselves, my 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 hand this 12th day of November, 2004.

Laura Susan (May) Bond
Laura Susan (May) Bond

By: Megan Elizabeth Jamar
Megan Elizabeth Jamar
Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Elizabeth Jamar ,to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Susan (May) Bond , and acknowledged that she executed the same as the free act and deed of the said Laura Susan (May) Bond.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee