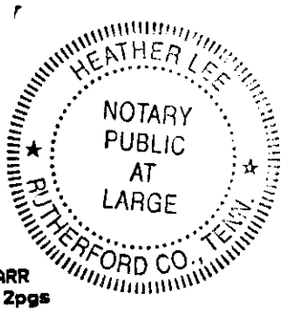
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/02/04 15:34 2pgs
Fees:13.00 Taxes:327.08

20041202-0143973

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,400.00

Nikki McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2004.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1869

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Johanson	Countrywide Home Loans, Inc.	150-03-0 313.00
(NAME)	(NAME)	
3536 Gondola Drive	1520 Memorial Boulevard STE 104	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37130	
(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, Wanda G. Mattox, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Johanson, 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 Lot No. 78B, Zone Lot Division, Lots 78 thru 80, 117 & 118, Chelsea of Priest Lake, Section Two-A, and Lots 85 thru 88, Chelsea of Priest Lake, Section Two-B of record in Book 6250, Page 423 and amended in Book 6250, Page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING all of the same property conveyed to Wanda G. Mattox, unmarried by Warranty Deed dated June 25, 1999 from Jeanne Yeatman of record in Book 11619, Page 825 and rerecorded in Book 11636, Page 162, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3536 Gondola 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 hand this 29th day of November, 2004.

Wanda G. Mattox

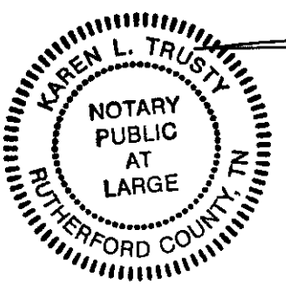
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda G. Mattox the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 29th day of November, 2004.

Commission expires:
6-22-08



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167