1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December 2004

Notary Public

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 25 2008

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred M. Gately	Countrywide Home Loans	150-12-O-A/90-co
(NAME) 3648 Seasons Drive	(NAME) 750 Old Hickory Blvd. Suite 180	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(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, John C. Mires, single, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred M. Gately and wife, Leigh Gately, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3648 Seasons 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.

Davidson County DEEDWARR
Recvd: 12/29/04 08:19 2pgs
Fees:13.00 Taxes:547.60
20041229-0153400

John C. Mires

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, John C. Mires, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 12-22-04

Commission expires:

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 25 2008

Melinda M. Brooks Notary Public

EXHIBIT A

Being Lot No. 609, Somerset, Phase V-A, as shown by Plat of record in Plat Book 7900, Page 399, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John C. Mires, single, by Deed from Arnold M. Weiss, as Substitute Trustee, dated 11/9/04, of record in Instrument 20041116-0137516, Register's Office for Davidson County, Tennessee. Also being the same property conveyed by Substitution of Trustee, dated 9/26/04, of record in Instrument 20041013-0123524, Register's Office for said County. Further being conveyed to Mistye A. Martin, unmarried, by Deed from Tonia Faye Hogue, dated 7/28/02, of record in Instrument 20020702-0079521, Register's Office for said County.

Subject to all matters as shown on plat of record in Plat Book 7900, Page 399, Register's Office of Davidson County, Tennessee.

Subject to a Charter for HOA as shown of record in Book 7661, Page 37, Register's Office of Davidson County, Tennessee.

Subject to a Deed for Common Area to HOA as shown of record in Book 7768, Page 455, Register's Office of Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to restrictions as shown of record in Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326 and Book 10404, Page 641, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 7619, Page 679, Book 9509, Page 363 and Book 9647, Page 472, Register's Office of Davidson County, Tennessee.

Subject to any homeowner/condominium association dues that may be assessed.