WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$69,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF DECEMBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thai Nguyen	**Countrywide Home Loans, Inc.**	**107-05-0 213.00**
(NAME)	(NAME)	
1913 Karen Drive	**7105 Corporate Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Plano, TX 75024**	
(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 R. Stone and Rebecca Ann Stone Jacobs and Beverly S. Bynum and Beverly June Vanatta**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thai Nguyen, 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. 259 on the Plan of Bel-Air Subdivision, Section II, as of recorded in Book 2900, Page 29, and Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to **John R. Stone, Rebecca Ann Stone Jacobs, Beverly S. Bynum and Beverly June Vanatta** by deed of record in, Instrument 20040729-0090891, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of John R. Stone, Beverly S. Bynum and Beverly June Vanatta by Rebecca Ann Stone Jacobs as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20041229-0154031, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1913 Karen Drive, Nashville, TN 37217**

(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.

Davidson County DEEDWARR
Recvd: 12/29/04 14:18 2 pgs
Fees:13.00 Taxes:255.30
20041229-0154032

Witness **my/our hand(s)** this **22nd day of December 2004**.

Beverly D. Bynum
by Rebecca Ann Stone Jacobs

Beverly S. Bynum
By: Rebecca Ann Stone Jacobs, Atty-in-fact

Beverly June Vanatta
by Rebecca Ann Stone Jacobs

Beverly June Vanatta
By: Rebecca Ann Stone Jacobs, Atty-in-fact

John R. Stone
by Rebecca Ann Stone Jacobs

John R. Stone
By: Rebecca Ann Stone Jacobs, Atty-in-fact

Rebecca Ann Stone Jacobs

Rebecca Ann Stone Jacobs

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Rebecca Ann Stone Jacobs 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 Nashville, Tennessee this 22nd day of December 2004.

Angela M. Lake
Notary Public

Commission expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

State of Tennessee County of Davidson

On this 22nd day of December, 2004 before me personally appeared Rebecca Ann Stone Jacobs, the person who executed the foregoing instrument on behalf of John R. Stone, Beverly S. Bynum and Beverly June Vanatta, and acknowledged that they executed the same as the free act and deed of the said Rebecca Ann Stone Jacobs, through Power of Attorney granted her, by the said John R. Stone, Beverly S. Bynum and Beverly June Vanatta.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.