RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP43715
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

JANELL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO. TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lou A. Wilbanks	Countrywide Home Loans, Inc.	115-1-52
(NAME)	(NAME)	
771 Rhonda Lane	801 Crescent Centre Dr, Ste.510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(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, Robert L. Loftis and spouse, Linda S. Loftis f/k/a Linda S. Hudgens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lou A. Wilbanks, An Unmarried Woman, 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:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Addition to West Meade Hills, of record in Plat Book 3600, Page 18, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 242 fronts 200.0 feet on the easterly margin of Rhonda Lane and extends back 311.6 feet on the northerly line and 297.53 feet on the southerly line to a broken line in the rear, measuring 102.85 feet thereon.

Being the same property conveyed to Robert L. Loftis, and spouse Linda S. Hudgens, by Warranty Deed dated January 31, 1992, from Michael Scott Ware and spouse, Ellen A. Ware, as of record in Book 8541, Page 750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 04/01/05 15:47 2 pgs
Fees:13.00 Taxes:795.13
20050401-0035715

unimproved ☐

This is improved ☒ property, known as 771 Rhonda Lane, Nashville, TN 37205

(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 our hands this 29th day of March, 2005.

Robert L. Loftis

Linda S. Loftis f/k/a Linda S. Hudgens

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 Robert L. Loftis and spouse, Linda S. Loftis f/k/a Linda S. Hudgens, 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 Nashville, Tennessee this 29th day of March, 2005.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

