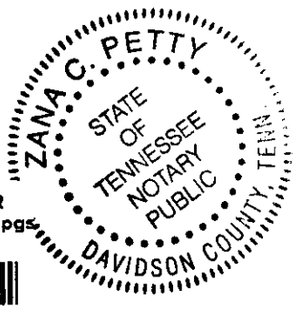
# WARRANTY DEED




Davidson County DEEDWARR
Recvd: 04/25/05 10:38 2 pgs
Fees:13.00 Taxes:590.15



20050425-0045534

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Lincoln M. Gwinn | Countrywide Home Loans, Inc. | Map 173 |
| 336 Upper Mill Dr. | 4500 Park Granada | Group 15-0-A |
| Antioch, TN 37013 | Calabasas, CA 91302-1613 | Parcel 083.00-CO |

FOR AND IN 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

**Steven Van Wittmann / and wife, Elizabeth Christine Wittman** n

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Lincoln M. Gwinn, an unmarried man**

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. 83, on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven Van Wittmann and Elizabeth Christine Wittman, husband and wife, by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, of record in Instrument 20020405-0041863, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11675, Page 472; Book 11675, Page 497; and Instrument 200002150015152, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010608-0060668, said Register's Office; (3) Agreement for Conservation Greenway of record in Instrument 20011024-0116286, said Register's Office; (4) Landscape Agreement in Instrument 20010405-0033587, said Register's Office; (5) Storm Water Detention Agreement in Instrument 20010405-0033586, said Register's Office; (6) Easement in Book 10448, Page 188, said Register's Office; (7) Transmission Line Easement of record in Book 3933, Page 359, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 336 Upper Mill Dr., Antioch, TN 37013

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 22nd day of April, 2005.

Steven Van Wittmann

Elizabeth Christine Wittman n

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 Steven Van Wittmann and wife, Elizabeth Christine Wittmann, 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 22nd day of April, 2005.

My Commission Expires: 01/27/07

Notary Public

