WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 12:02 2 pgs
Fees:13.00 Taxes:591.63
20050503-0049225

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

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND **DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

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
Patrick E. Humber	**Countrywide Home Loans, Inc.**	**133-04-0 033.00**
(NAME)	(NAME)	
89 Vaden Drive	**8501 Fallbrook Avenue, WH-82B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**West Hills, CA 91304**	
(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, **T.F. Homes, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick E. Humber and wife, Sandy M. Humber**, 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. 214 on the Plan of Glencoe Acres, Section 2, as of record in Plat Book 1835, Page 136, 137, and 138, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **T.F. Homes, LLC** by deed of record in, Instrument 20040622-0073867, 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 **89 Vaden Drive, Nashville, TN 37211**

(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 **22nd day of April, 2005**.

T.F. Homes, LLC

By: _____

,

Attest: _____

,

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 Ralph Stevens 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 April 2005.

Commission expires: 1-25-2006

Notary Public

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

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ralph Stevens, with whom I am personally acquainted (or proved to me on the basis of satsifactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager, of the T.F. Homes, LLC, a corpration, and that he/she as such Chief Manager, excuted the foregoing instrument for the purpose therin contained, by signing the name of the corporation by himself/herself as Chief Manager Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2005.

Commission expires: 1-25-2006

Notary Public

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