File No. 250500939

WARRANTY DEED SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2005. Notary Public MY COMMISSION EXPIRES: . (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy L. Petty	Countrywide Home Loans, Inc.	142-07-O-A-126
(NAME) 126 Westerly Drive	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Lyn E. Aurelius, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Petty, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being No. 126 on the Plan of Willow Pointe, as set forth in Exhibit "A" of the Master Deed and By-Laws, of record in Book 6772, Page 257, Register's Office for said County and to which exhibit "A" reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lyn E. Aurelius by Warranty Deed from Sheri M. Shotts, single, of record in Book 11181, Page 588, dated October 30, 1998, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Master Deed of record in Book 6772, Page 257 and in Book 8867, Page 283, said Register's Office.

By-Laws of record in Book 6772, Page 257, said Register's Office.

Easement of record in Book 10046, Page 761, said Register's Office.

Charter HOA of record in Book 6777, Page 624, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/31/05 11:45 2 pgs
Fees:13.00 Taxes:442.15

20050531-0060903

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 126 Westerly Drive, Nashville, TN 37221
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hand(s) this 23rd day of May, 2005.

Lyn E. Aurelius

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lyn E. Aurelius, unmarried, 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 this 23rd day of May, 2005

Commission expires: 11/4/05

Notary Public

File Number: 250500939

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

