Davidson County DEEDWARR
Recvd: 06/01/05 11:47 2 pgs
Fees:13.00 Taxes:610.13
20050601-0061628

WARRANTY DEED

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2005

Notary Public: Connie Hooper

MY COMMISSION EXPIRES: 02/24/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Heather Munoz	Countrywide Home Loans	Map 173
2132 Blake Dr.	4500 Park Granada	Group 11-O-A
Antioch, TN 37013	Calabasas, CA 91302-1613	Parcel 70-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

Jeff Lasher and wife, Laura Lasher

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

Heather Munoz, married

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, Tennesse, being Lot No. 49 on the Plan of Section Three, Stanford Village of record in Instrument No: 20011217-0139079, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeff Lasher, unmarried by deed from Beazer Mortgage Corp., DBA Phillips Builders of record in Instrument 20030805-0111217, Register's Office for said County, dated July 29, 2003.

This conveyance is subject to Restrictive Covenants of record in Instrument 200002030011283, Instrument 200002280019107, Instrumetn 200003010020280, Instrument 200103190026310, Instrument 20020123-0009420 and Instrument 200002170016311, Register's Office for said County.

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 Plat Instrument 20011217-0139079, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 9466, Page 794 and Book 11517, page 992, said Register's Office; Charter for HOA of record in Instrument 200002170016310, Register's Office for said County; Agreement to Flood Plains of record in Book 11493, page 254, Register's Office for said County; Right of Way for Sanitary Sewer Lines of record in Book 11263, Page 503, Register's Office for said County; Transmission Line Easement to Gulf Interstate Gas Co. of record in Book 2590, page 545, Register's Office for said County; Easement to Columbia Gulf Transmission Co. of record in Book 4218, page 425 and Book 4229, page 43, Register's Office for said County.

The said Laura Lasher joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 **2132 Blake 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 my hand this 31st day of May, 2005.

Jeff Lasher

Laura Lasher

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Lasher and wife, Laura Lasher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May, 2005.

My Commission Expires: 02/24/05

Notary Public

