FILE BOX 19B
05-05-019-J

File No. 250501968

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 15:44 2 pgs
Fees:13.00 Taxes:516.89
20050602-0062751

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Dale Ferrell	COUNTRYWIDE HOME LOANS, INC.	Map/parcel: 94-8
(NAME)	(NAME)	
245 Clovernook Drive A & B	P.O. Box 10212	49.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Van Nuys , CA 91410	
(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, Beverly G. Regg, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Dale Ferrell ,married and Charles C. Farley, Married, HEREINAFTER CALLED THE GRANTEE(S), We 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. 74 on the Plan of Clover Nook as of record in Book 2900, page 52, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beverly G. Regg by Quitclaim deed from William T. Regg of record in Instrument No. 200007100068308 in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to William T. Regg and wife, Beverly G. Regg by deed from David Lipscomb College Foundation, of record in Deed Book 6332 page 317 Register's Office for Davidson County, Tennessee.

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

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 245 Clovernook Drive A & B, Nashville, TN 37210
(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), We 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), We 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.

Beverly G. Regg
Beverly G. Regg

STATE OF TENNESSEE

COUNTY OF [redacted] DAVIDSON

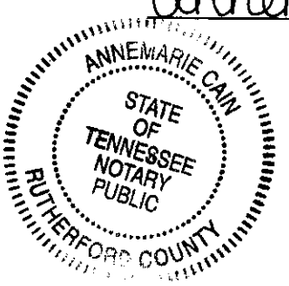
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Beverly G. Regg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument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

Witness my hand at office this 27th day of May, 2005.

Commission expires: 2.20.06

Annemarie Cain

Notary Public



File Number: 250501968

[redacted]

Cumberland Title

1980 Old Fort Parkway

Murfreesboro, TN 37129