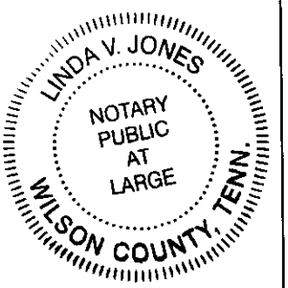
File No. 250501765

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 06/02/05 16:55 2 pgs
Fees:13.00 Taxes:1198.80

20050602-0062845

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick E. Routh	Countrywide Home Loans, Inc.	Map 098-13-0C
(NAME) 1205 Iris Meadows Cove	(NAME) P.O. Box 10214	Parcel 075.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Van Nuys, CA 91410-0214	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Gary W. Hart and wife, Patricia J. Hart,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rick E. Routh, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, his 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 all of Lot No. 62, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, as shown by plat appearing of record in Instrument No. 20021022-0129513 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gary W. Hart and wife, Patricia J. Hart by Warranty Deed dated April 30, 2004 of record in Instrument No. 20040503-0050117 Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 11670, Page 822; Charter for Homeowners' Association of record in Instrument No. 20000322-0028986; Storm Water Detention Agreement of record in Instrument No. 20010626-0067703 and in Book 11681, Page 1411; All matters shown on the plan of record in Instrument No. 20021022-0129513, all in the Register's Office for Davidson County, Tennessee.

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 1205 Iris Meadows Cove, Hermitage, TN 37076
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 31st day of May, 2005.

Gary W. Hart

Gary W. Hart

Patricia J. Hart

Patricia J. Hart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary W. Hart and Patricia J. Hart, 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 Hermitage, Tennessee, this 31st day of May 2005.

Notary Public

My Commission Expires: 7-23-05

(seal)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number: 250501765

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076