File No. 250400817

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: . 11-13-07

(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/16/05 11:12 2 pgs
Fees:13.00 Taxes:838.05

20050616-0069025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Hughey	Countrywide Home Loans	155-15-0-A-46
(NAME)	(NAME)	
4628 Sandy Creek Road	4500 Park Granada	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Calabasas, CA 91302-1613	
(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, , Carol A. Maxwell and Mark H. Maxwell, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Hughey and Lana Hughey, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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. 46 on the Plan of Stonemeade, Section III of record in Plat Book 7900, page 478, Register's Office for said County.

Said Lot No. 46 fronts 56.00 feet on the easterly margin of Sandy Creek Road and extends back 109.96 feet on the northerly line and 98.99 feet on the southerly line to a dead line in the rear, measuring 155.69 feet thereon.

Being the same property conveyed to Carol A. Maxwell and Mark H. Maxwell by deed from Dwight D. McEven and wife, Reyne J. McEven of record in Deed Instrument No. 200003300031995, Register's Office for said County.

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 4628 Sandy Creek Road, 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/her/their 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/her/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/our hand(s) this 9th day of June, 2005.

Carol A. Maxwell

Mark H. Maxwell

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 Carol A. Maxwell and Mark H. Maxwell, 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 Brentwood, Tennessee, this the 9th day of June, 2005.

My Commission Expires: 9.16.07

Notary Public

Witness my hand at office this 9th day of June, 2005.

Commission expires:

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

File Number: 250400817

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027