File No. 250600887

WARRANTY DEED

KIMIE PERRY — STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

EXPIRATION DATE: 10-12-08

Davidson County DEEDWARR
Recvd: 06/27/05 10:27 2 pg
Fees:13.00 Taxes:481.00

20050627-0073345

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lynn McKenna	Countrywide Home Loans, Inc.	
(NAME) 1405 Windchimes Court	(NAME) 1520 Memorial Blvd., Ste. 104	MAP 86-07
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, Tennessee 37129	PARCEL 195.00
(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, **Dan Wensell, and Wife, Leeanne Wensell**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Lynn McKenna, an unmarried woman**, 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:

BEING Lot No. 263 on the Plan of Jackson's Retreat, Phase 5-B, as shown by plat of record in Plat Book 6250, Page 905, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dan Wensell and wife, Leeanne Wensell by deed from Chris R. Burton and wife, Lori Burton and Joe R. Burton, Jr. and wife, Kathleen E. Burton dated April 29, 2003 of record in instrument number 20030430-0057729, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 905, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6806, Page 256, Deed Book 5741, Page 360, Deed Book 6482, Page 679 and Deed Book 5745, Page 294; and By-Laws of record in Book 5741, Page 360, Register's Office of said County.

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 1405 Windchimes Court, 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(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 22nd day of June, 2005.

Dan Wensell

Leeanne Wensell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dan Wensell, and Wife, Leeanne Wensell, 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 Mt. Juliet, Tennessee, this 6/22/2005.

My Commission Expires: EXPIRATION DATE: 10-12-08

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250600887

RETURN TO:
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Smyrna, TN 37167