STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

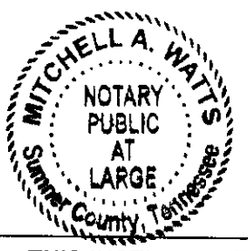
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/18/05 11:23 2 pgs
Fees:13.00 Taxes:706.70
20050718-0083040



THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Timothy P. O'Brien	Countrywide Home Loans, Inc.	104-11-0-M
2115 Acklen Avenue #7	3100 Armory Drive #120	GROUP
Nashville, Tennessee 37212	Nashville, Tennessee 37204	PARCEL 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Ninety One Thousand Dollars and Zero Cents ($191,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fred C. Jordan and wife, Juliany Jordan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy P. O'Brien, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 7 on the Plan of Chardonnay Condominiums of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Fred C. Jordan and wife, Juliany Jordan, by deed dated June 30, 2003, from Judith A Austin, married and Mary T. Austin, married, of record as Instrument No. 20030703-0092740 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 2115 Acklen Avenue #7, Nashville, TN 37212

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/her 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/her 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 our hands this 15th day of July, 2005.

Juliany Jordan

By: Fred C. Jordan
Fred C. Jordan, Attorney in Fact

Fred C. Jordan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Fred C. Jordan , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred C. Jordan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juliany Jordan and acknowledged that he executed the same as the free act and deed of the said Juliany Jordan.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee