File No. 250701808

WARRANTY DEED

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Hurt	Countrywide Home Loans	103-06-0-086.00
(NAME)	(NAME)	
5548 Kendall Drive	P.O. Box 670009	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Dallas TX 75267-0009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERIN ELIZABETH CHANEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER HURT, AN UNMARRIED WOMAN, AND WILLIAM B. SCHOCH, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 4, on the Plan of Brookside-Court, Nashville-Tenn., as shown by plat appearing of record in Plat Book 1424, Page 145, 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 Erin Elizabeth Chaney, unmarried, by Warranty Deed dated August 22, 2001 of record in Instrument No. 20010913-0099851 and re-recorded in Instrument No. 20020219-0020868 and re-recorded in Instrument No. 20020219-0020868, Register's Office for Davidson County, Tennessee.

Deed of Easement for driveway purposes of record in Book 5302, Page 831 and in Book 5127, Page 466; All matters shown on the plan of record in Plat Book 1424, Page 145; 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 5548 Kendall Dr., Nashville, TN 37209
(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), 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), 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 hand this 12th day of August 2005.

Erin Elizabeth Chaney, By: David W. Kious, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 08/18/05 13:52 2 pgs
Fees:13.00 Taxes:869.50

20050818-0098626

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 12th day of August, 2005, before me personally appeared David W. Kious, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Erin Elizabeth Chaney, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument # X, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 12th day of August, 2005.

Commission expires: 3/18/07

Notary Public

File Number: 250701808

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

20050818-0098625