WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/05 15:10 2 pgs
Fees:13.00 Taxes:592.00

20050822-0099941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Allison Edwards
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 12/19/2005

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison J. Edwards	Countrywide Home Loans, Inc.	083-05-0-334.00
(NAME)	(NAME)	
1419 Sumner Avenue	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, We, **Matthew Robnett and Katharine Schwartzmann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison J. Edwards, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 27 on the Plan of Weakley Home Place, of record in Plat Book 421, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Matthew Robnett and Katherine Schwartzmann by Warranty Deed from Michael F. Parrish and wife, Cynthia L. Parrish, dated September 23, 2003, of record in Instrument No. 2003 092601 42896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 36; all other easements and restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1419 Sumner Avenue, Nashville, TN 37206

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 12th day of August, 2005.

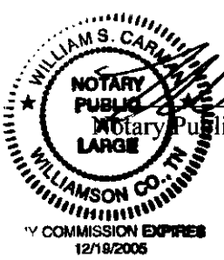
Matthew Robnett

Katharine Schwartzmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matthew Robnett and Katharine Schwartzmann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of August, 2005.



Notary Public

My Commission Expires:
12-19-2005