File No. 50513

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 09/01/05 10:39 2 pgs
Fees:13.00 Taxes:481.00

20050901-0104924

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul B. Zacherl	Countrywide Home loans Inc.	061-08-0 019.00
(NAME) 1210 Haysboro Avenue	(NAME) M/S SV22 PO BOx 10212	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Van Nuys, CA 91410-0212	
(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, Jennifer L. Smith and husband, Ronald J. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul B. Zacherl and wife, Lisa K. Zacherl, 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:

Being Lot No. 5 of Section 1 on the Plan of McGaughey Heights, as of record in Book 1835, page 33, Register's Office for said County.

Said Lot No. 5 fronts 152.3 feet on the southerly margin of Haysboro Avenue and Lot Cabin Road and extends back 200 feet on the westerly line and 206.5 feet on the easterly line to a dead line, measuring 45 feet thereon.

Being the same property conveyed to Jennifer L. Smith by deed from Gary D. Killoran and wife, Cheryl A. Killoran, dated June 25, 2001, of record in Instrument No. 20010702-0069635, Register's Office, Davidson County, Tennessee.

Ronald J. Smith herein joins to convey any and all right and interest he may have; especially his marital rights.

unimproved ☐

This is improved ☒ property, known as 1210 Haysboro Avenue, Nashville, TN 37216

(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 my hand this 30th day of August, 2005.

Jennifer L. Smith

Ronald J. Smith

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer L. Smith and husband, Ronald J. Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2005.

Commission expires: 11-22-08



Notary Public