File No. 250801688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-22-08

(AFFIX SEAL)

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/21/05 13:23 2 pgs
Fees:13.00 Taxes:654.53

20050921-0113555

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy B. Pack	Countrywide Home Loans, Inc.	Map 86-8-A-63
(NAME) 2313 Willesden Green Court	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, Tennessee 37204	
(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, WE, Jose M. Diaz and wife, Marsha B. Diaz, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy B. Pack, an unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 440 on the Plan of Phase III-A, Camden Woods as of record in Plat Book 7900, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jose M. Diaz and wife, Marsha B. Diaz by Warranty Deed dated January 14, 1994 from Phillips Builders, Inc. of record in Book 9223, Page 910, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 7900, Page 571, Register's Office of said County.

Restrictive Covenants of record in Book 9036, Page 329, Register's Office of said County
By-Laws as shown of record in Book 7620, Page 583, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7661, Page 32, Register's Office for said County.

Subject to Homeowner's Association Dues.

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 2313 Willesden Green 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), HER 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), 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 my/our hand(s) this 13th day of September, 2005.

Jose M. Diaz

Marsha B. Diaz

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 Jose M. Diaz and wife, Marsha B. Diaz, 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 at office this 13th day of September, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 250801688

~~RETURN TO:~~

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

WILSON COUNTY TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR STATE OF

Return to: Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067