03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/23/05 10:32 2 pgs
Fees:13.00 Taxes:727.05
20050923-0114341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00.

Amy C. Swinea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/26/07
(AFFIX SEAL)

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Perkins and wife, Sarah Perkins	Countrywide Home Loans, Inc.	
(NAME) 5125 Stallworth Drive	(NAME) 4500 Park Granada	Map 146-16
(ADDRESS) Nashville, TN 37220	(ADDRESS) Calabasas, CA 91302-1613	Parcel 220.00
(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, I, **AMY C. SWINEA, FORMERLY KNOWN AS AMY C. UNDERWOOD, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW PERKINS AND WIFE, SARAH PERKINS**, 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. 154 on the Plan of Brentwood Hall, Section VI, of record in Book 2331, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Amy C. Underwood, unmarried, by deed from Robert H. Underwood, dated October 12, 1995, of record in Book 9827, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2331, page 20, said Register's Office; (c) restrictive covenants of record in 2393, page 339 and Book 1788, page 143, said Register's Office; and (d) easement of record in Book 5124, page 628, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5125 Stallworth Drive, Nashville, TN 37220
(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.

JERRY SWINEA JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST HE MIGHT HAVE IN AND TO THE ABOVE DESCRIBED PROPERTY AS SPOUSE OF AMY C. SWINEA.

WITNESS OUR HANDS THIS 2ND DAY OF SEPTEMBER, 2005.

AMY C. SWINEA

JERRY SWINEA

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 AMY C. SWINEA, FORMERLY KNOWN AS AMY C. UNDERWOOD, AND JERRY SWINEA, THE BARGAINOR, 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 AT NASHVILLE, TENNESSEE ON THIS 2ND DAY OF SEPTEMBER, 2005.

COMMISSION EXPIRES: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

NOTARY PUBLIC