WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: . 11/1/08

(AFFIX SEAL)

CAROL R. RILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick E. Routh	Countrywide Home Loans, Inc.	98-13-0-C-78.00
(NAME) 1604 Sarah's Cove	(NAME) P.O. Box 660694	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Dallas, TX 75266-0694	
(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, Joel D. Terry and wife, Sherrye W. Terry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick E. Routh, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 68, on the Plan of Revision One, Phase Three, Meadows of Seven Points, of record in Instrument # 20021022-0129513, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joel D. Terry and Sherrye W. Terry, husband and wife, by Warranty Deed from Frank Batson homes, Inc., of record in Instrument # 20030829-0125869 Register's Office for Davidson County, Tennessee, dated 08/28/03.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1604 Sarah's Cove, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

Davidson County DEEDWARR
Recvd: 09/28/05 10:16 2 pgs
Fees:13.00 Taxes:1158.10
20050928-0116324

Witness my hand this 14th day of September, 2005.

Joel D. Terry, by Sherrye W. Terry, Attorney in fact

Joel D. Terry
By: Sherrye W. Terry, Attorney in fact

Sherrye W. Terry

Sherrye W. Terry

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 Sherrye W. Terry the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 14th day of September, 2005.

Commission expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sherrye W. Terry, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Joel D. Terry, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Joel D. Terry.

Witness my hand and official seal at Hermitage, Tennessee this 14th day of September, 2005.

Notary Public

My Commission Expires: 11/10/08

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027