Davidson County DEEDWARR
Recvd: 10/07/05 15:52 2 pgs
Fees:13.00 Taxes:1720.50

20051007-0121784

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~October 12, 2005.~~ 7-29-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Kevin Chenoweth | Countrywide Home Loans, Inc. | 103-03-0 |
| 223 54th Avenue, North | 801 Crescent Center Drive #510 | GROUP |
| Nashville, Tennessee 37209 | Franklin, Tennessee 37067 | PARCEL 281.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Four Hundred Sixty Five Thousand Dollars and Zero Cents ( $465,000.00 ), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William H. Chaney and wife, Katherine Chaney, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Chenoweth, and wife, ~~and~~ Sarah Branch, ~~xxxx~~, 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. 2 on the Plan of Hood Subdivision as of record as Instrument No. 20001027-0106417 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to William H. Chaney and Katherine Rittenberry, Joint Tenants with Right of Survivorship, by deed dated May 10, 2002, from House Reworks, Inc., a Tennessee corporation, of record as Instrument No. 20020513-0058567 in the Register's Office for Davidson County, Tennessee; the said Katherine Rittenberry having since married William H. Chaney and is now known as Katherine Chaney.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all easements and encroachments apparent from an inspection of the property; (3) all matters shown on the plan of record, and (4) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 223 54th Avenue, North, Nashville, Tennessee 37209

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 30th day of September, 2005.

William H. Chaney

Katherine Chaney

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named William H. Chaney and Katherine Chaney, the bargainors, 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 this 30th day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee