File No. 250901565

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/05 10:26 2 pgs
Fees:13.00 Taxes:400.53

20051011-0122396

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,250.00

Joseph D. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Mandy R Baird
Notary Public

MY COMMISSION EXPIRES: July 29, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Thompson	Countrywide Home Loans, Inc	052-13-0B-173.00
(NAME)	(NAME)	
3082 Penn Meade Way	P O Box 961206 FTWX-22	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Ft. Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Joseph D. Webb, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Thompson and husband, Matthew Thompson**, 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 all of Unit No. 209, on the Plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 3, as shown by plat appearing of record in Instrument No. 20010330-0030661, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Joseph D. Webb, unmarried by Warranty Deed dated September 20, 2002 of record in Instrument No. 20021003-0120602, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 7566, Page 571, Instrument No. 20010829-0093569, Instrument No. 20040915-0111299 and Instrument No. 20040915-0111301; Storm Water Detention Agreement of record in Instrument No. 20010816-0088874; Quitclaim to Homeowners' Association for Common Area of record in Instrument No. 20041217-0150273; Charter for Homeowners' Association of record in Book 8069, Page 158 and Instrument No. 20020425-0051348; Sewer Easement of record in Book 7061, Page 172 and Book 9523, Page 164; Water Main Easement of record in Book 9523, Page 168 and Book 7061, Page 196; Access Easement of record in Book 7296, Page 484; Subject to Boundary Plat of record in Book 6900, Pages 650 and 651; all matters shown on the plan of record in Instrument No. 20010330-0030661; all in the Register's Office for Davidson County, Tennessee.

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 3082 Penn Meade Way, Nashville, TN 37214
(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 and official seal this 7th day of October, 2005.

Joseph D. Webb

Joseph D. Webb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph D. Webb, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of October, 2005.

Commission expires: July 29, 2007

Mandy R. Baird

Mandy R. Baird Notary Public

File Number: 250901565

RETURN TO:
Southern Title Services
1734 S. Rutherford Blvd., Suite 101
Murfreesboro, TN 37130

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED