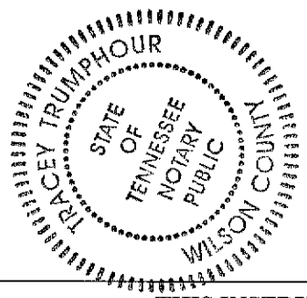
File No. 250901940

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/12/05 08:38 2 pgs
Fees:13.00 Taxes:480.63
20051012-0122667

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Parlato	Countrywide Home Loans, Inc.	108.12-0B 220.00CO
(NAME) 3613 Harbor Valley Court	(NAME) 1520 Memorial Blvd., Ste. 104	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro, Tennessee 37129	
(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, I, Shannon Wilson, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff Parlato, unmarried, HEREINAFTER CALLED THE GRANTEE(S), 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. 58 on the Plan of Final Plat, Section One, HARBORVIEW-Final Phase, as of record in Plat Book 9700, Page 192, 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 Shannon Wilson by Quitclaim deed from Charles Andrew Wilson of record in Instrument number 20050823-0100264, Register's Office for said County. And further being conveyed to Shannon Strickland, unmarried by Deed from Kim H. Rizz, fka, Kin Hale Barrett, married, of record at Instrument No. 20031231-0184851, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 192, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10316, Page 886, Register's Office for said County.

SEWER AND DRAINAGE Easement as shown of record in Deed Book 5856, Page 80; Book 5856, page 84; Book 7390, page 270; Book 5658, page 984; Book 5795, page 181; Book 6147, page 886; Book 6147, page 893; Book 5807, page 381, Register's Office for said County.

Easement as shown of record in Deed Book 8068, Page 723 and plan in Book 6900, page 577, Register's Office for said County.

Restrictive Covenants and By-Laws of record in Deed Book 10125, Page 494; Book 10344, page 223; Book 10386, page 334, Instrument number 19991215-0303474 and Book 10316, page 192, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Richard Tice joins in this conveyance for the express purpose of conveying all right, title and interest in and to said property, marital or otherwise.

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 3613 Harbor Valley Court, 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 GRANTEE(S), His 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), 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.

Witness my/our hand(s) this 7th day of October, 2005.

Shannon Wilson

Shannon Wilson

Richard Tice

Richard Tice

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shannon Wilson, ~~unmarried~~ ** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that ~~he/she~~ they executed the within instrument for the purposes therein contained.

** and husband, Richard Tice

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

Commission expires: 1-23-06

Tracey Trumphour

Notary Public

File Number: 250901940

RETURN TO:

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY