File No. [redacted]0987

WARRANTY DEED

VANNESSA E. ALLBRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER 2005

Notary Public

MY COMMISSION EXPIRES: 4-27-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/16/05 14:30 2 pgs
Fees:13.00 Taxes:444.00
20051116-0138651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Bounds	Countrywide Home Loans, Inc.	Map 150-02-0
(NAME)	(NAME)	Parcel 222.00
717 Bluewater Drive	P.O. Box 670009	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75267-0009	
(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, we, **Gregory L. Stiles and wife, Susan E. Stiles,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Bounds and wife, Cassondra M. Bounds,** 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 Lot No. 182, on the Plan of Revised, Section Two, Harbor Gate, as shown by plat appearing of record in Plat Book 6250, Page 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gregory L. Stiles and wife, Susan Stiles by Warranty Deed dated July 15, 1994 of record in Book 9409, Page 298, and being all of the same property further conveyed to Gregory L. Stiles by Quitclaim Deed dated August 28, 2000 of record in Instrument No. 20001023-0104431, and being all of the same property further conveyed to Gregory L. Stiles and wife, Susan E. Stiles by Quitclaim Deed dated January 25, 2002 of record in Instrument No. 20020131-0013684, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6366, Page 494; Sanitary Sewer Easement of record in Book 5904, Page 79, Book 6434, Page 753, Book 5300, Page 909 and Book 7382, Page 800; Water Main Easement of record in Book 7382, Page 823; Gas Line Easement of record in Book 2875, Page 299; all matters shown on plat of record in Plat Book 6250, Page 33, 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 717 Bluewater Drive, Nashville, TN 37217
(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/our hand(s) this 15th day of November 2005

Gregory L. Stiles

Susan E. Stiles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gregory L. Stiles and Susan E. Stiles, 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 at office this 15th day of November, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 251000987

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122