WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 11/28/05 13:36 2 pg
Fees:13.00 Taxes:573.50

20051128-0142874

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher P. Lucci	**Countrywide Home Loans, Inc.**	**142-0-61**
(NAME)	(NAME)	
332 Bellevue Road	**3011 Armory Drive, Suite 120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37204**	
(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, Nicole Gergler, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher P. Lucci, an unmarried man and Lisa Grummon, an unmarried woman as tenants in common with right of survivorship,** 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, described according to a survey by Campbell, McRae and Associates, dated June 22, 1994 as follows:

Beginning at a point in the north margin of a railroad right-of-way being the northwest corner of this tract, and the southeast corner of the Charles Johnson property described in Deed Book 5892, page 427; thence with the Johnson line north 272 feet plus or minus to a point; thence 117 feet east with the boundary of the Westward Winds Subdivision described in Book 3700, page 32, to a point; thence South 28 degrees 30 minutes west 267.8 feet to a point of the north margin of a railroad right-of-way; thence 149 feet west with the northern margin of the railroad right-of-way to the point of beginning.

Being the same property conveyed to Nicole Gergler, unmarried by deed from Stephen R. Gaines and wife, Laura Ellen Gaines of record in Instrument No. 20041103-0132122 Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **332 Bellevue Road, Nashville, TN 37221**

(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 this 28th day of November, 2005.

Nicole Gergler by Joy Biola Attorney in Fact
Nicole Gergler
By: Joy Biola, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joy Biola with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Nicole Gergler and being authorized to act on behalf of said person she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007