File No. 251200479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires MAY 24, 2008

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

Davidson County DEEDWARR
Recvd: 01/10/06 10:25 2 pgs
Fees:13.00 Taxes:462.13

20060110-0003461

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Hollis	Countrywide Home Loans, Inc.	097-13-025.00
(NAME) 3217 Blackwood Drive	(NAME) 3011 Armory Drive, Suite 120	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, Tennessee 37204	
(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,We, **Joel L. Klopfenstein and Erin L. Klopfenstein, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy D. Hollis and Rachel L. Hollis, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 136 on the Plan of Larchwood Subdivision, Section 2, as of record in Plat Book 5200, Page 57, 58, 59, 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 Joel L. Klopfenstein and Erin L. Klopfenstein, husband and wife by deed from Jeffrey H. Ray and wife, Marcia Ray of record in Deed Book 11442, page 277, Register's Office for said County.

Restrictive Covenants of record in Deed Book 5479, Page 443; Deed Book 5681, Page 532; Deed Book 5688, Page 696; Deed Book 6011, Page 130; Deed Book 7046, Page 849; Register's Office of said County.

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 3217 Blackwood Drive, 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/her/their 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/her/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 4th day of January, 2006.

Joel L. Klopfenstein

Erin L. Klopfenstein

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joel L. Klopfenstein and Erin L. Klopfenstein, 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 Mt. Juliet, Tennessee, this 4th day of January, 2006.

My Commission Expires:

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

File Number: 251200479

RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122