# WARRANTY DEED

SONYA SULLIVAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2006

Notary Public: [redacted]

MY COMMISSION EXPIRES: [redacted] 9-19-09
(AFFIX SEAL)

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

**THIS INSTRUMENT WAS PREPARED BY:**
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Rona Milligan | Countrywide Home Loans | Map 172 |
| 925 South Woodstone Lane | P.O. Box 961206 | Group 3-O-A |
| Nashville, TN 37211 | Fort Worth, TX 76161 | Parcel 84-CO |

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

**David D. Mahew, and wife Tammy D. Mahew**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Rona Milligan**

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 Lot No. 84 on the Plan of the Woodlands, Phase 1, Section 1, as of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to David D. Mahew, an unmarried man by deed from Darren M. Dowell and wife, Donna M. Dowell, of record in Instrument 200001310009647, dated January 26, 2000,Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7334 Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675; Book 7334, Page 149; Book 7408, Page 289, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 925 South Woodstone Lane, Nashville, TN 37211

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 our hands this 13th day of February, 2006.

David D. Mahew

Tammy D. Mahew

Davidson County DEEDWARR
Recvd: 02/16/06 10:14 2 pgs
Fees:13.00 Taxes:791.43

20060216-0018775

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 David D. Mahew, and wife Tammy D. Mahew with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13 day of February 2006.

My Commission Expires: 01/24/09

Notary Public

