Box 8

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/06 09:46 2 pgs
Fees:13.00 Taxes:3071.00

20060302-0024086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC DICKSON COUNTY, TENNESSEE STATE OF TENNESSEE Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Wallace Hite and wife, Karol Hite	Countrywide Home Loans	
(NAME) 18 Annandale	(NAME) P.O. Box 660694	Map 158-4-A
(ADDRESS) Nashville, TN 37215	(ADDRESS) Dallas, TX 75266-0694	Parcel 78.00
(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, **GENE MARSHALL HART, JR. AND WIFE, KIMBERLY DUNN HART**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **R. WALLACE HITE AND WIFE, KAROL HITE**, 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. 107 on the Plan of Revised, Section Two, Otter Wood of record in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gene Marshall Hart, Jr. and wife, Kimberly Dunn Hart by deed from Phillip C. Phy and wife, Sarah L. Phy of record in Book 10917, page 764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, page 598 through 602, said Register's Office, with Plan shows a 20-foot easement for public utility and drainage purposes along the northerly side line(s) of said lot and a 10 foot public utility and drainage easement located on the westerly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, amended in Book 8762, page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐
This is improved ☒ property, known as 18 Annandale, Nashville, TN 37215

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 28th day of February, 2006.

Gene Marshall Hart, Jr.

Kimberly Dunn Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gene Marshall Hart, Jr. and Kimberly Dunn Hart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 28th day of February, 2006.

Commission expires:

Notary Public

