File No. 260201187

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/06 13:44 2 pgs
Fees:13.00 Taxes:608.65
20060320-0031721

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Donna Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2006.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/24/09
(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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Tozer	Countyrwide Home Loans, Inc.	Map 063-16-0C
(NAME) 5215 Southfork Boulevard	(NAME) P.O. Box 660694	Parcel 067.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Dallas, TX 75266-0694	
(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, I, **Teresa Widner, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Tozer and wife, Patricia A. Tozer,** 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 Unit No. 67, on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Teresa Widner, an unmarried woman by Warranty Deed dated June 30, 2004 of record in Instrument No. 200407020079007, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2006 and thereafter a lien, not yet due and payable. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200012060120233, as amended by First Amendment of record in Instrument No. 200201300013464, as amended by Second Amendment of record in Instrument No. 200310060147712, further amended by Third Amendment 200402260022056, and made applicable by Instrument No. 200310310160338, said Register's Office. By-Laws of record in Instrument No. 200107120074536 and as amended in Instrument No. 200308080113486, said Register's Office. Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 200107160075385 and as amended in Instrument No. 200201280011789, said Register's Office. Subject to Boundary Plat of record in Instrument No. 200107030070299, said Register's Office. Ingress/Egress Easement of record in Deed Book 6267, Pages 296 and 298, said Register's Office. Rights to use Spring as initially set out in Deed Book 5792, Page 639, and Deed Book 5826, Page 95, said Register's Office. Sanitary Sewer Easement and/or Storm Drainage of record in Deed Book 10644, Pages 186, 194, 190, and 117, said Register's Office. Easement to First Suburban Water Utility District of record in Deed Book 8007, Pages 232,237,240, and 248, said Register's Office. All matters shown on the plan of record on Exhibit A of Instrument No. 200310310160338, 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 5215 South Fork Blvd., Old Hickory, TN 37138
(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 I am 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 I do further covenant and bind myself, my 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 16th day of March, 2006.

Teresa Widner by Jenny Newby AIF
Teresa Widner, by Jenny Newby Attorney in Fact

STATE OF TENNESSEE

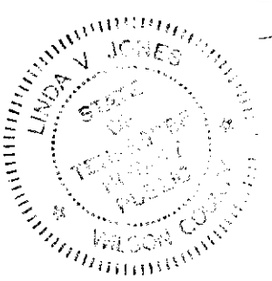
COUNTY OF WILSON

On this 16th day of March, 2006, before me personally appeared Jenny Newby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Teresa Widner, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 16th day of March, 2006.

Commission expires: 6-22-09

Notary Public



(seal)

File Number: 260201187

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