Davidson County DEEDWARR
Recvd: 03/21/06 09:11 2 pgs
Fees:13.00 Taxes:673.40

20060321-0032106

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Diane J. Paro	Countrywide Home Loans, Inc.	083-09-0
1407 Woodland Street	750 Old Hickory Boulevard #180	GROUP
Nashville, Tennessee 37206	Brentwood, Tennessee 37027	PARCEL 413.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Hundred Eighty Two Thousand Dollars and Zero Cents ($182,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael Rhodes, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Diane J. Paro, _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 4 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael Rhodes, married, by deed dated August 5, 1999, from Tarek Salem, unmarried, of record in Book 11612, page 858, Register's Office for Davidson County, Tennessee.

Lindsay Fairbanks, spouse of Michael Rhodes, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1407 Woodland Street, Nashville, Tennessee 37206

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, his/her heirs and assigns forever; and I do covenant with the said Grantee 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 Grantee, his/her 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 17th day of March, 2006.

Michael Rhodes

Lindsay Fairbanks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Michael Rhodes and Lindsay Fairbanks, the bargainors, 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 Nashville, Tennessee, this 17th day of March, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY