WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/06 11:46 2 pgs
Fees:13.00 Taxes:285.70

20060403-0037375

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$77,216.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

MARILYN PAINTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAWNA N. RHYNARD	Countrywide Home Loans, Inc.	**73-7-185**
(NAME) **2212 A CABIN HILL ROAD**	(NAME) P.O. Box 961206 FTWX-22	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) Fort Worth, TX 76161	
(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, **TWO RIVERS DUPLEXES, A JOINT VENTURE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWNA N. RHYNARD, a single person**, 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 LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE TO WIT:

BEING LOT NO. 51A, OF ZONE LOT DIVISION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52 AND 53, SECTION 3, CABIN HILL SUBDIVISION, OF RECORD IN BOOK 6250, PAGE 361, WHICH AMENDS THE PLAN OF SECTION THREE, CABIN HILL, OF RECORD IN PLAT BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO TWO RIVERS DUPLEXES, A JOINT VENTURE BY DEED FROM CABIN HILL ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP OF RECORD IN BOOK 6245, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE.

unimproved ☐

This is improved ☒ property, known as **2212 A CABIN HILL ROAD, 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 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 **my hand** this **30th day of March, 2006.**

TWO RIVERS DUPLEXES, A JOINT VENTURE

By: FRANK GHERTNER- PRESIDENT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Frank Ghertner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Two Rivers Duplexes**, the within named bargainor, and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

WITNESS my hand and official seal at **Nashville, Tennessee** on this **30th** day of **March, 2006.**



Commission expires: **July 19, 2008**

JUSTIN TATUM
Notary Public