WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Mary K. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2006.

Charles A. Sullivant Jr.
Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0661

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn S. Stein	America's Wholesale Lender	141-06-0-D 083.00 CO
(NAME)	(NAME)	
3289 Harpeth Springs Drive	750 Old Hickory Blvd., #180	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Brentwood, TN 37027	
(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, Neely K. Draughon, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn S. Stein, ** 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:

** unmarried

Land in Davidson County, TN, being Unit No. 83, on the Plan of Riverbridge Community, a Planned Unit Development, * record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

* as shown on plat of

BEING all of the same property conveyed to Neely K. Draughon, unmarried, by Warranty Deed dated 06/18/2004 from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040628-0076057, Register's Office for Davidson County, Tennessee.

Betsy Moran executes this instrument on behalf of Neely K. Draughon pursuant to a Power of Attorney of record in Instrument Number *, said Register's Office.

* 20060425 0046924

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3289 Harpeth Springs Drive, Nashville, TN 37221
(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 12th day of April, 2006.

Neely K. Draughon by Betsy Moran Atty in fact
Neely K. Draughon by Betsy Moran, Attorney in Fact

Davidson County DEEDWARR
Recvd: 04/25/06 09:16 2 pgs
Fees:13.00 Taxes:523.55

20060425-0046925

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Betsy Moran, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Neely K. Draughon, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Neely K. Draughon. Witness my hand and Notarial Seal this 12th day of April, 2006.

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216