WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $708,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-13-08

(AFFIX SEAL)

DARA MIHALY
Commission # 1483203
Notary Public - California
Los Angeles County
My Comm. Expires Apr 13, 2008

Davidson County DEEDWARR
Recvd: 05/15/06 09:59 2 pgs
Fees:13.00 Taxes:2619.60
20060515-0056502

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick E. Owings	Countrywide Home Loans, Inc.	Map 117-5
(NAME) 3620 Hampton Avenue	(NAME) P. O. Box 961206	Parcel 57
(ADDRESS) Nashville, TN 37215	(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, **MARK T. VANDIVER AND WIFE, LETETIA H. VANDIVER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK E. OWINGS AND WIFE, NATALIE R. OWINGS,** 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. 23 on the Plan of Henry Sperry Subdivision of record in Plat Book 974, page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark T. Vandiver and wife, Letetia H. Vandiver, as tenants in common without a right of survivorship, by Quitclaim Deed dated August 8, 2003 from Rusty L. Moore, Trustee, of record in Instrument #20030818-0119264, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 974, page 21, said Register's Office; and (c) easement of record in Book 3944, page 91, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3620 Hampton Avenue, Nashville, Tennessee 37215
(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 our hands this _____ day of May, 2006.

Mark T. Vandiver

Letetia H. Vandiver

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 Mark T. Vandiver and Letetia H. Vandiver, the bargainor, 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 10th day of May, 2006.

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires:

Notary Public