19803
Box 14A

Box 14A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$262,000.00.** Affiant Subscribed and sworn to before me, this the 13th day of June, 2006. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/19/06 08:42 2 pgs
Fees:13.00 Taxes:969.40
20060619-0072313

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Melissa J. Magness	**COUNTRYWIDE HOME LOANS, INC.**	**Map 182-12-0-A, Parcel 009CO**
505 Appleseed Court	**P.O. Box 660694**	
Antioch, TN 37013	**Dallas, TX 75266-0694**	

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, WE,

David W. Cotham and Sheri R. Cotham, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa J. Magness, a single woman

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. 291, on the Plan of Apple Valley, Section 1, a Planned Unit Development, as of record in Instrument No. 20020809-0096488 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Signature Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated March 9, 2005, from Provident Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20050309-0026371, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20020724-0088783, said Register's Office; By-Laws of record in Instrument No. 20020724-0088784, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

Sheri R. Cotham, spouse of the above named David W. Cotham, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (_X__) Unimproved (____) property, known as: **505 Appleseed Court, Antioch, TN 37013**

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/our hand(s) this **13th** day of **June, 2006.**

David W. Cotham

Sheri R. Cotham

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 **David W. Cotham and Sheri R. Cotham,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **June, 2006.**

Notary Public



My Commission Expires: 11-19-08