WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,200.00 Carol Rowers Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2006 Notary Public MY COMMISSION EXPIRES: 1-16-08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/06 11:31 2 pgs
Fees:13.00 Taxes:274.54

20060717-0085651

WARRANTY DEED

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles McCarthy	Countrywide Home Loans	119-2-78
(NAME) 205 Stirton Road	(NAME) P.O. Box 10423	
(ADDRESS) Nashville,TN 37210	(ADDRESS) Van Nuys, CA 91410	
(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, **Alvelda Hargrove, an unmarried woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles McCarthy, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 33, CUNNINGHAM HEIGHTS, as shown on plat of record in Plat Book 2331, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eunice W. Hargrove and wife, Alvelda Hargrove by Warranty Deed from Richard H. Bates and wife, Alvena Darlene Bates, recorded on the 1st day of September, 1976 in Deed Book 5064, Page 523, in the Register's Office of Davidson County, Tennessee. Eunice W. Hargrove, husband of Alvelda Hargrove, having since died on August 6, 2005, vesting property to Alvelda Hargrove.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **205 Stirton Road, Nashville, TN 37210**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **July, 2006**.

Alvelda Hargrove
Alvelda Hargrove

State of TENNESSEE
County of Williamson

Before me, the undersigned Notary, personally appeared the ones as named above, who I am personally acquainted or proved on the basis of satisfactory evidence, and who executed this instrument for the purpose(s) therein contained and is/her free act and deed.
Witness my hand and official seal this 17th day of July, 2006.

Notary

My Commission Expires:

