Davidson County DEEDWARR
Recvd: 07/18/06 12:08 2 pgs
Fees:13.00 Taxes:514.30

20060718-0086480

WARRANTY DEED

P-06-2997

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

SANDY MEEKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Acklen	Countrywide Bank, NA	
2997 Owendale Drive	1199 North Fairfax St. Ste 500	150-9-126
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Alexandria, VA 22314	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICK A. CADY, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAROL ACKLEN, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 24 on the plan of Forest View Park, Section 4, Phase 2, of record in Book 5200, page 674, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rick A. Cady, by Deed from Brian K. Neal and Cynthia Ann Neal, dated June 28, 1996, of record in Book 10105, page 122, Register's Office for Davidson County, Tennessee.

The subject propety has never been the primary residence for spouse of Rick Cady.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2997 Owendale Drive, Antioch, Tennessee 37013
(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/our hand(s) this 14th day of July, 2006.

Rick A. Cady

STATE OF Tennessee

COUNTY OF Davidson

On this the 14th day of July, 2006, before me personally appeared ~~Carol T. Baker~~ CAROL T. Baker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rick Cady, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee. 20060718 0086479

Witness my hand and official seal this 14th day of July, 2006.

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

~~RETURN TO~~:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067