#600472

File Box 30

Return To:
Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File No. 260502159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007.
(AFFIX SEAL)

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Davidson County DEEDWARR
Recvd: 07/21/06 14:06 2 pgs
Fees:13.00 Taxes:710.40

20060721-0088283

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Berthiaume	Countrywide Home Loans, Inc.	Map 172-12-0-B Parcel 137.00
(NAME) 1628 Roundhill Drive	(NAME) 801 Crescent Centre Dr., Ste. 510	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brent B. Tener and wife, Stacy Lyn Tener,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Berthiaume, unmarried,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Lot No. 395, on the Plan of Section Seven, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, pages 337-338 (erroneously referred to page 388 in previous deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Brent B. Tener and wife, Stacy Lyn Tener by Warranty Deed dated February 24, 1993 of record in Book 8873, Page 347, Register's Office for Davidson County, Tennessee.

This property subject to: Restrictive Covenants of Record in Book 8069, page 170, and in Book 8522, page 853, said Register's Office; By-Laws of Record in Book 8071, page 531, said Register's Office; Home Owners Association Charter of Record in Book 8071, page 520, said Register's Office; Water line Easement of Record in Book 8377, page 769, said Register's Office; Sewer line Easement of Record in Book 8377, page 808, said Register's Office; Quit Claim Deed to Home Owners Association for open space of Record in Book 9779, page 672, said Register's Office; Subject to Boundary Plat of Record in Plat Book 7900, page 6, said Register's Office; Subject to any and all matters on plat of Record in Plat Book 7900 pages 337-338; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1628 Roundhill Drive, Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Brent B. Tener

Stacy Lyn Tener

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brent B. Tener and Stacy Lyn Tener, 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 at office this 14th day of July, 2006.

Commission expires: ~~September 22, 2007~~ 6-22-09

~~Julia A Hirt~~ Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

File Number: 260502159

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122