2448
Box 180

File No. 06WH0148

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 10:12 2 pgs
Fees:13.00 Taxes:564.25

20060731-0092073

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Seth Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2006.

Sarah Drenske
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Stanfill	Countrywide Home Loans, Inc.	150-6-172.00
(NAME)	(NAME)	
2913 Lera Jones Drive	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Dallas, Tx 75266-0694	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **ROGER ANDERSON AND WIFE, RHODA ANDERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL E. STANFILL*** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of West Lake Subdivision as of record in Plat Book 6250, page 785, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Roger Anderson and Rhoda Anderson by Warranty Deed dated July 16, 2004 from James A. Hoyle and wife, Lori A. Hoyle of record in Instrument No. 20040623-0074362, 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: 2913 Lera Jones Drive, Antioch, Tennessee 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 24th day of July, 2006.

Roger Anderson

Roger Anderson

Rhoda Anderson

Rhoda Anderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Roger Anderson and wife, Rhoda Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of July, 2006.

Commission expires:

Notary Public

DOLLY T. ELAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009