WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

RETURN TO:
#11765

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 08/03/06 13:30 2 pgs
Fees:13.00 Taxes:445.85

20060803-0094823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earon D. Long Jr.	Countrywide Home Loans, Inc.	95-14-35
(NAME)	(NAME)	
529 Wanda Drive	2021 N. Gallatin Rd. Ste. 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Madison, TN 37115	
(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, Robert E. Taylor and wife, Suzann Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earon D. Long Jr. unmarried., 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:

Being Lot No. 75 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, Page 67, Register's Office for said County.

Said Lot No. 75 fronts 100 feet on the East side of Wanda Drive and runs back 160 feet on the North line and 125 feet on the South line to a dead line in the rear on which it measures 106.8 feet.

Being the same property conveyed to Robert E. Taylor and wife, Suzann Taylor, by deed of record in Instrument No. 20060309-0027604. Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Suzann Taylor by Robert E. Taylor as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060803-0094822, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 529 Wanda Dr., 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 23rd day of June, 2006.

Robert E. Taylor

Suzann Taylor by Robert E. Taylor as her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Taylor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2006.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 02/22/2010 RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 23rd day of June, 2006, before me personally appeared Robert E. Taylor, the person who executed the foregoing instrument on behalf of Suzann Taylor and who acknowledged that he executed the same as the free act and deed of the said Suzann Taylor, through Power of Attorney granted him by the said Suzann Taylor

Witness my hand and official seal at Nashville, Tennessee this 23rd day of June, 2006.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 02/22/2010 RUTHERFORD COUNTY

Notary Public