Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 08/14/06 10:40 2 pgs
Fees:13.00 Taxes:8695.00

20060814-0099673

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Bichell	**COUNTRYWIDE HOME LOANS**	**158-104**
(NAME)	(NAME)	
1510 Old Hickory Blvd	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, TX 75266-0694	
(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, **MATTHEW A. BRIGHT AND WIFE, SCARLETT M. BRIGHT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID P. BICHELL AND SPOUSE, TERRY J. BICHELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in the City of Forest Hills, Davidson County, Tennessee, and being located north of Old Hickory Boulevard, and west of the intersections of Old Hickory Boulevard and Bridlewood Lane, and being further described as follows:

BEGINNING at an iron pin in the north margin of Old Hickory Boulevard, said iron pin being the southewest corner of a 35 ft. wide strip of land providing access to Lot 1 of Four Oaks Subdivision of record in Plat Book 4675, page 120, Register's Office for Davidson County, Tennessee; thence with the north margin of Old Hickory Boulevard South 71 degrees 41 minutes 58 seconds West 135.89 feet to the beginning of a curve to the right having a radius of 1,845.51 feet and a chord bearing S 80 Deg. 50 min. 05 sec. W 586.02 feet; thence around the curve and with said north margin of Old Hickory Boulevard a length of 588.50 feet to an iron pipe being the southeast corner of the property conveyed to Robert C. Fraser of record in Book 6309, page 747, R. O. D. C., Tenn; thence with said Fraser's east boundary line N 2 deg. 41 min. 33 sec E 855.44 feet to an iron pin; thence with two new lines S 87 deg. 18 min. 28 sec. E 315.00 feet to an iron pin; thence S 74 deg. 00 min. 32 sec. E 323.05 feet to an iron pin in the west boundary line of the above mentioned Lot 1 of Four Oaks Subdivision; thence with the west boundary of said Lot 1, S 3 deg. 55 min. 29 sec. E 616.14 feet to the point of beginning, and containing 11.862 acres.

Being the same property conveyed to Matthew A. Bright by Deed from Beth Ann Bright of record in Instrument No. 20040518-0057868 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Davidson County property taxes for the current year; Easements of record in Book 1281, page 482; Book 6407, page 249; Book 7796, page 553; Book 7808, page 543; Book 9762, page 812 and Easement for Utilities, Ingress and Egress of record in Instrument No. 20060801-0093361

Scarlett M. Bright, wife of the said Matthew A. Bright, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

unimproved ☐

This is improved ☒ property, known as **1510 Old Hickory Blvd., Brentwood, TN 37027**

(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 hand this 9th day of August, 2006.

Matthew A. Bright

Scarlett M. Bright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew A. Bright and Scarlett M. Bright, the bargainors, 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 and official seal at Nashville, Tennessee this 9TH DAY OF AUGUST, 2006.

Commission expires:

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public