Davidson County DEEDWARR
Recvd: 08/18/06 13:15 2 pgs
Fees:13.00 Taxes:1293.15

20060818-0102216

WARRANTY DEED

B-KW-06-6763

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari A. Thirsk	Countrywide Homeloans	
6763 Coldstream Drive (ADDRESS)	400 Countrywide Way - MSN-SV22 (ADDRESS)	155-7-B-3
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Simi Valley, CA 93065 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARI A. THIRSK AND RUSSELL Q. THIRSK, WIFE AND HUSBAND, hereinafter called the Grantee(s), 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. 13, ON THE FINAL PLAT OF THE POPLAR CREEK ESTATES, PHASE V, SECTION "B-1", SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN, OF RECORD IN BOOK 9700, PAGE 716, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO DONALD W. JOHNSON, GENERAL CONTRACTOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 9TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060109-0003278 AND DEED FROM POPLAR CREEK DEVELOPMENT CO. TO FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 13TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030513-0064545, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 6763 Coldstream Drive, Nashville, Tennessee 37221
(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(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 16th day of August, 2006.

PRES

Donald W. Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of August, 2006, before me personally appeared Donald W. Johnson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Donald W. Johnson, General Contractor, LLC, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of August, 2006.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903