Davidson County DEEDWARR
Recvd: 10/02/06 10:18 2 pgs
Fees:13.00 Taxes:1036.00

20061002-0121303

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this September 29, 2006.

Notary Public

My Commission Expires: 11-14-09

KAYE E. HALLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bradley M. Awalt and Jami C. Awalt
6401 Sugar Maple Lane
Nashville, Tennessee 37221

SEND TAX BILLS TO:
~~NEW OWNER~~/Countrywide Home Loans, Inc.
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL NUMBERS:

155080a06400CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James V. Jones, and Wife, Anna M. Jones hereinafter referred to as Grantors, hereby transfers and conveys to Bradley M. Awalt and wife, Jami C. Awalt, hereinafter referred to as Grantees, their 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 Lot No. 64 of Poplar Creek Estates, Phase 1, of record in book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James V. Jones and wife, Anna M. Jones, by warranty deed from Judith P. Vaughn, unmarried, of record in Book 11590, page 857, Register's Office for Davidson County, Tennessee, dated July 26, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6250, Page 647, Register's Office of said County.

Restrictive Covenants of record in Book 6474, page 346, amended in book 6486, page 587 and Book 6474, page 354, amended in Book 6486, page 589, said Register's Office.

Declaration of covenants, conditions and restrictions, including but limited to liens for assessment of record in Book 6662, page 433, Register's Office for said County.

Restrictions contained in the deed from Morris A. Webb and wife, Eddie M. Webb to Poplar Creek Development co. of record in book 5349, page 921, said Register's Office.

The Plan of record in book 6250, page 647, said Register's Office, shows an Owner's Certificate, minimum building setback lines, easements, open areas, landscape buffers and notes as set forth on the aforesaid recorded plat, to which reference is hereby made.

Storm detention agreement of record in Book 6613, page 705, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6401 Sugar Maple Lane, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 September 29, 2006.

James V. Jones

Anna M. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James V. Jones and Anna M. Jones, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this September 29, 2006.

Witness my hand and official seal this September 29, 2006.

Notary Public

My Commission Expires: _____

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

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