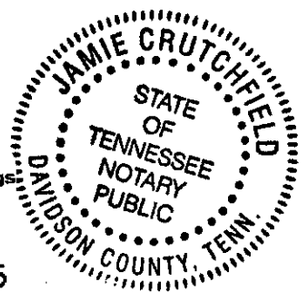
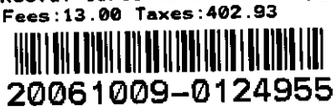
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/09/06 10:01 2 pgs
Fees:13.00 Taxes:402.93



20061009-0124955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$108~~,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 15, 2008.~~ 3/31/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl A. Simons	Countrywide Home Loans, Inc.	176-02-0/73.00
(NAME)	(NAME)	
1917 Treeview Drive	2021 N. Gallatin Road, Suite 280	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Rick E. Berger,* an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl A. Simons and wife, Lois F. Simons**, 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:

* a/k/a Rick Berger

Being all of Lot No. 216, Peppertree Forest Subdivision, Section 19, as shown by survey and plat appearing of record in Plat Book 7900, Page 783, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Rick E. Berger by Quit Claim Deed from Sandra D. Berger dated March 30th, 2000 and filed for record in Instrument No. 20000406-0034762, in the Register's Office for Davidson County, Tennessee.

Rick E. Berger and Rick Berger being one and the same person.

Subject to any and all matters as shown on the Plan of Record in Plat Book 7900, Page 783, in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 792, Page 736, Book 9157, Page 711, Book 9287, page 698, Book 9455, Page 801 and Book 9664, Page 162; in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 1917 Treeview Drive, Antioch, TN 37013

(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 5th day of October, 2006.

Rick E. Berger

FILE BOX 45

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 Rick Ė/ Berger the bargainor (s), 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

JUDITH C. JACOBS RUTHERFORD CO., TN STATE OF TENNESSEE NOTARY PUBLIC