Davidson County DEEDWARR
Recvd: 10/17/06 11:05 2 pgs
Fees:13.00 Taxes:479.15

20061017-0128805

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
06TN03069

WARRANTY DEED

JEFFREY C. HORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,500.00

Darlene Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of October, 2006

Jeffrey C Horn
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill MarieWanish	**Countrywide Home Loans, Inc.**	**086-07-0-056.00**
204 Retreat Court West	**3011 Armory Drive**	
Hermitage, TN 37076	**Nashville, TN 37204**	

FOR AND IN 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,

Todd Easter, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jill MarieWanish, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot Number 40 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, page 334 and 335, and amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plan of record is hereby made for a more complete description thereof.

Being the same property conveyed to Todd Easter, by Warranty Deed from Kristopher Scott Neely, unmarried, dated June 24, 2006 and recorded July 6, 2006 in Instrument No. 200607060077648, also being the same property conveyed to Kristopher Scott Neely, by Special Warranty Deed from Citifinancial Mortgage f/k/a Associates Home Equity Services, Inc., dated August 25, 2003 and recorded September 30, 2003 in Instrument No. 200309300143851,Register's Office for Davidson County, Tennessee.

Cleverly Easter, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

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.

Unimproved ( )
This is improved (X) property known as **204 Retreat Court West, Hermitage, TN 37076**

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 our hands this 16th day of October, 2006.

Todd Easter

Cleverly Easter
Cleverly

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Todd Easter and Cleverly Easter**, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of October, 2006.

Commission Expires:_____

Notary Public

Gail C. Victory
State of Tennessee Notary Public
Williamson County

My Commission Expires:
Nov. 4, 2006