File No. 260702006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~[illegible]~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 7-25-09

(AFFIX SEAL)

BOX 13
12017

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel & Wright	~~Daniel Wright~~ Countrywide Home Loans, Inc.	Map 163-11-0C
(NAME)	(NAME)	Parcel 028.00
515 Upsall Drive	~~515 Upsall Drive~~ 1520 Memorial Blvd. Ste 104	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~Antioch, TN 37013~~ Murfreesboro, TN. 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Linda F. Briggs, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel & Wright and wife Betty J Wright,** 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 all of Lot No. 28, on the Plan of Revised Bell Forge Village III Section Five, as shown by plat appearing of record in Plat Book 6900, Page 632,* of the Register's Office of ~~[illegible]~~ Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

* AS CORRECTED IN BOOK 7534, PAGE 552 AND IN BOOK 7809, PAGE 936,

Being the same property conveyed to Linda F. Briggs by Warranty Deed dated May 9, 1991 of record in Book 8350, Page 345, Register's Office for Davidson County, Tennessee.

This property is subject to: 2006 property taxes, and every year thereafter; Restrictive Covenants of Record in Book 7461, page 530, Book 7464, page 967, Book 7508, page 659, Instrument No. 20010627-0068130, and additional Restrictions of Record in Book 7224, page 209, said Register's Office; Charter for Home Owners Association of Record in Book 7483, page 989, and in Book 8154, page 962, said Register's Office; Quitclaim Deed to Home Owners Association for the common area of Record in Book 7552, page 83, and in Book 7552, page 697, said Register's Office; Agreement for use of dumpster Facility of Record in Book 7224, page 195, said Register's Office; Easement agreement of Record in Book 7224, page 246, said Register's Office; Sanitary Sewer Easement of Record in Book 7026, page 922, and in Book 9207, page 495, said Register's Office; Surveyors Certificate of Correction filed of Record in Book 7524, page 552, said Register's Office; Water Main Easement of Record in Book 9207, page 499, said Register's Office; Subject to any and all matters on plat of Record in Plat Book 6900, page 632; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 515 Upsall 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 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.

Davidson County DEEDWARR
Recvd: 10/19/06 13:43 2 pgs
Fees:13.00 Taxes:516.15

20061019-0129997

Witness my/our hands this 13th day of October, 2006.

Linda F. Briggs

STATE OF TENNESSEE

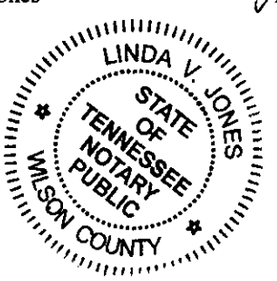
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda F. Briggs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of October, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 260702006

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122