07

Realty Title
Box 48A

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

07-0609-83030

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $231,958.95

Affiant

Subscribed and sworn to before me, this 7th day of November, 2006.

Notary Public
My commission expires: 11/22/08

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan J. Coon	Countrywide Home Loans, Inc.	126-16-0-A-398.00CO
1629 Harpeth Run Drive	P.O. Box 660604	
Nashville TN 37221	Dallas, TX 75266	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rochford Realty and Construction Co., Inc., a Tennessee Corporation**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan J. Coon, unmarried and Sarah W. J. Ploehn, unmarried, as joint tenants with rights of survivorship** hereinafter called the Grantees, their successors 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. 531, on the Plan of Parkview at Riverwalk, Phase I, of record in Instrument No. 20050215-0016985, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee Corporation by Special Warranty Deed from Riverwalk Development Partners, Inc., a Tennessee Corporation, dated 4-4-06, recorded 4-7-06, of record in Instrument No. 20060407-0040080, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as **1629 Harpeth Run Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 11/17/06 08:12 2 pgs
Fees:13.00 Taxes:858.25

20061117-0142699

WITNESS my hand this 7th day of November, 2006.

Rochford Realty and Construction, Inc.

James G. Morrissey V.P.

By: James G. Morrissey, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James G. Morrissey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Agent of Rochford Realty and Construction, Inc. and that he is authorized by Rochford Realty and Construction, Inc. to execute this instrument on its behalf by himself as such Agent.

Witness my hand and official seal at Franklin, Tennessee this 7th day of November 2006.

Deborah K. Devine

Notary Public at Large

My commission expires: 11/22/08

