WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/06 14:15 2 pgs
Fees:13.00 Taxes:2034.63
20061120-0143848

RACHAEL A. ALEXANDER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

June Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2006.

Rachael A. Alexander
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary A. Doney	COUNTRYWIDE HOME LOANS, INC.	178-71
(NAME)	(NAME)	
3 Fox Vale Lane	3011 ARMORY DR., STE. 120	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	NASHVILLE TN 37204	
(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, Timothy E. Drowns and wife, Christine M. Drowns, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Doney and wife, Susan M. Doney, 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 the Second Civil District of Davidson County, Tennessee, being Lot No. 2 of Fox Hollow Farms and shown as Lot 2 Fox Hollow Farms of record in Instrument No. 20041005-0119534, said Register's Office.

Being the same property conveyed to Timothy E. Drowns and Christine M. Drowns, by deed of record in Instrument No. 20031223-0182456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 106 Deer Ridge Lane, Hendersonville, TN 37075
(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 our hands this 17th day of November, 2006.

Timothy E. Drowns

Christine M. Drowns

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 Timothy E. Drowns and Christine M. Drowns with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2006.

Commission expires:

Notary Public

