# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

Subscribed and Sworn to before me, this 21st DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: EXPIRES: FEBRUARY 19, 2007
(AFFIX SEAL)

B-CP-06-3433

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christoph Haefliger | Countrywide Home Loans | |
| 3433 Chandler Cove Way (ADDRESS) | 3011 Armory Drive, Ste. 120 (NAME) (ADDRESS) | 173-16-A-110 CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37204 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUSTIN W. DENNISON AND PATRICIA B. DENNISON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPH HAEFLIGER AND WIFE, KAREN HAEFLIGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 168, HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, as shown on plat of record in Instrument No. 20030213-0020016, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin W. Dennison and Patricia B. Dennison, husband and wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 7th day of October, 2004 in Instrument No. 20041007-0121550, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Instrument No. 20030213-0020016, Restrictions recorded in Instrument No. 20020514-0059176 amended at Instrument Nos. 20030313-0033781 and 20050308-0025065 supplemented at Instrument Nos. 20050930-0117904, 20060828-0105537 and 20060828-0105538, By-Laws recorded in Instrument No. 20030303-0027389, Charter recorded in Instrument No. 20030303-0027388, Easements recorded in Book 5460, Page 992, Book 10348, Page 367 and Book 10348, Page 374, Conveyance of Open Space recorded in Instrument No. 20030303-0027387, Surveyors Certificate of Correction recorded at Instrument Nos. 20030331-0042208 and 20031120-0169641.

unimproved ( )
This is improved ( X ) property, known as 3433 Chandler Cove Way, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 11/28/06 10:17 2 pgs
Fees:13.00 Taxes:732.60

20061128-0146573

Witness my/our hand(s) this 21st day of November, 2006.

Justin W. Dennison

Patricia B. Dennison




My Commission Expires MAY 22, 2010

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin W. Dennison and Patricia B. Dennison, the within named bargainor, 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, this the 21st day of November, 2006.

Notary Public

My Commission Expires: 5/22/10

(SEAL)




My Commission Expires MAY 22, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903