Davidson County DEEDWARR
Recvd: 12/01/06 10:23 2 pgs
Fees:13.00 Taxes:443.63

20061201-0148407

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP45045

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
30th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DEBRA J. MOORE	**Countrywide Home Loans**	**97-8-A-17**
114 Lake Chateau Drive	**3011 Armory Drive, Suite 120**	**4D 86670**
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, **I, SHERRIE J. COTHERN now SHERRIE J. COTHERN AGEE, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **DEBRA J. MOORE**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DAVIDSON **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

BEING Lot No. C-5 together with carport designated No. 17, on the plan of Lake Chateau Condominiums, of record in Plat Book 6250, Pages 607-610, amended in Book 7025, Pages 380-383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Sherrie J. Cothern by deed from Ruayne T. Lee, unmarried, of record in Book 10263, page 145, Register's Office for Davidson County, Tennessee. The said Sherrie J. Cothern having since married and is now known as Sherrie J. Cothern Agee.

This is investment property and not the residence of Grantor nor any spouse of hers.

This is improved property known as 114 Lake Chateau Drive, Hermitage, Tennessee 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 30th day of November, 2006.

X Sherrie J. Cothern Agee
SHERRIE J. COTHERN AGEE

FILE BOX 45

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 SHERRIE J. COTHERN AGEE, the bargainor, 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 and official seal at Nashville, Tennessee, this the 30TH day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010