This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Jennifer A. Dowdy**
**5711 Brentwood Trace**
**Brentwood, Tennessee 37027**

**MORTGAGEE:**
**Countrywide Home Loans, Inc.**
**3011 Armory Drive, Suite 120**
**Nashville, TN 37204**

Davidson County DEEDWARR
Recvd: 12/12/06 14:19 2 pgs
Fees:13.00 Taxes:518.00
20061212-0153425

**SEND TAX BILL TO:**

Countrywide Home Loans
3011 Armory Drive Ste 120
Nashville, TN 37204

| | |
|---|---|
| **MAP** | **160-14** |
| **GROUP** | **B** |
| **PARCEL** | **11.00 CO** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Julia A. Boren, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jennifer A. Dowdy, an unmarried woman**, hereinafter called the GRANTEE, her 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 Unit No. 5711 on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Plat Book 5200, page 261, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Julia A. Boren, unmarried by deed from Virginia North Sweeney-Oglesby and husband, William Kenneth Oglesby of record in Book 11705, page 529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **5711 Brentwood Trace, Brentwood, Tennessee 37027.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

FILE BOX 45

WITNESS my hand this the **8th** day of **December, 2006.**

**Julia A. Boren**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Julia A. Boren, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of December, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is [illegible].00.

Marie Bradford
AFFIANT

Subscribed and sworn to before me on this ~~8th~~ 11th day of December, 2006.

NOTARY PUBLIC

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

My Commission Expires: 1.27.09