File No. 261101517

WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00

Jessica Galbreath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2006

Angela Schmidt
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/20/06 13:42 2 pgs
Fees:13.00 Taxes:661.93

20061220-0156817

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan A Jeffries	Countrywide Home Loans	136-05-0
(NAME) 3017 Harbor Lights Drive	(NAME) 7105 Corporate Drive	A
(ADDRESS) Nashville, TN 37217	(ADDRESS) Plano, TX 75024	0066.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Timothy A Aldrich, a married man,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan A Jeffries, husband and wife Lori L Jeffries,** HEREINAFTER CALLED THE GRANTEE(S), WE HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 71 on the Plan of Bayview Estates, Phase Two (A Planned Unit Development), as of record in Instrument Number 200006090057633, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy A. Aldrich, Unmarried by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument Number 20010910-0097801, Register's Office for said County. Timothy A. Aldrich has since married.

Subject to all matters as set forth per Plat Book 9700, Page 237 and in Instrument Number 200006090057633, Register's Office of said County.

Easement as shown of record in Deed Book 7830, Page 233, Book 11762, Page 271, Book 3708, Page 237, Book 10085, Page 576 and Book 10339, Page 233, Register's Office for said County.

Easement for Bell South of record in Book 11762, Page 271, Register's Office for said County.

Conveyance of Common Area of record in Instrument Number 200007100068261, Register's Office for said County.

Restrictive Covenants as shown of record in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126 and Book 11271, Page 163, Register's Office for said County.

By-Laws as shown of record in Deed Book 10323, Page 298, Register's Office for said County.

Landscape Agreement set out in Book 10339, Page 298

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3017 Harbor Lights Drive, Nashville, TN 37217

(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), WE 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), WE 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 my/our hands this 18th day of December, 2006.

Timothy A Aldrich

STATE OF TN

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Timothy A Aldrich the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires: 2-24-08

Notary Public

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

File Number: 261101517

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122