File No. 261101367

WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 11/14/09

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JANICE H. COLLINS

Davidson County DEEDWARR
Recvd: 12/22/06 11:44 2 pgs
Fees:13.00 Taxes:869.13

20061222-0158045

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Porter	Countrywide Home Loans	Map 098-09-0A
(NAME)	(NAME)	Parcel 009.00 CO
105 W. Catalina Court	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas TX 75266-0694	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Constance S. Gowder, a single person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Porter, unmarried,** 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 all of Lot No. 108, on the Plan of Phase One, Lake Shore, as shown by plat appearing of record in Plat Book 6900, Page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Constance S. Gowder, a single person by Warranty Deed dated July 18, 2000 of record in Instrument No. 20000725-0073362, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Declaration of Covenants, Conditions, and Restrictions of record in Book 7572, page 669, said Register's Office; Transmission line easement of record in Book 1298, page 133, said Register's Office; Easement to Southern Bell Telephone and Telegraph Company of record in Book 4077, page 604, said Register's Office; Quitclaim Deed to Home Owners' Association for common area of record in Book 8697, page 123, said Register's Office; Subject to boundary plat of record in Book 6900, page 683, said Register's Office; HOA charter filed of record in Book 7892, page 464, and in Book 8709, page 424, said Register's Office; Property borders Old Hickory Lake; subject to any and all matters on plat of record filed in Book 6900, page 684; all in the Register's Office for Davidson County, Tennessee.

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 105 W. Catalina Court, Hermitage, TN 37076
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Witness my hand this 11th day of December, 2006.

Constance S. Gowder

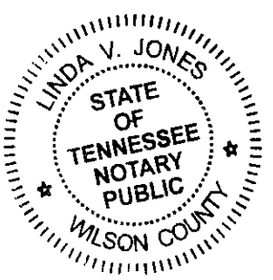
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Constance S. Gowder, 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 at office this 11th day of December, 2006.

Commission expires: June 22, 2009



Linda V Jones Notary Public

(seal)

File Number: 261101367

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122