# WARRANTY DEED

File Number: 60356

Davidson County DEEDWARR
Recvd: 01/17/07 14:31 2 pgs
Fees:13.00 Taxes:486.55
**20070117-0006966**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, TN 37076

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Monika Crump | Countrywide Home Loans, Inc. | 50-6-78 |
| (NAME) | (NAME) | |
| 3809 Northbrook Drive | P.O. Box 961206 FTWX-22 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Forth Worth, TX 76161 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Ronald White, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monika Crump, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 3 on the plan of Phase One, Northbrook, of record in Plat Book 6900, page 859, 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 Ronald D. White, unmarried by Warranty Deed from Buddy Dunn Contractors, L. P. of record in Book 10791, page 418, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 6900, Page 859, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to restrictions of Record in Book 10373, Page 339, Register's Office of said County

unimproved ☐

This is improved ☒ property, known as 3809 Northbrook Drive, Nashville, TN 37207

(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 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 my hand this 12th day of January 2007.

Ronald White

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 Ronald D. White, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hermitage, Tennessee, this 12 day of January 2006

Notary Public
My Commission Expires: 11-22-10

Witness my hand and official seal at Nashville, Tennessee this 12th day of January 2007.

Commission expires: November 22, 2007

Sandra Golden-Woods Notary Public