Davidson County DEEDWARR
Recvd: 02/01/07 09:49 2 pgs
Fees:13.00 Taxes:1177.53

20070201-0013172

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $318,250.00

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Bonnie Burkhalter
Affiant

Subscribed and sworn to before me, this 26th day of January, 2007.

Notary Public
My commission expires: 1/23/10

02-0612-45232

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephen L. Kohler	Countrywide Home Loans	097-16-O-A-052.00CO
5180 Bay Overlook Drive	7105 Corporate Drive- PTX A285	
Hermitage TN 37076	Plano, TX 75024	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allan John Ward and Diane Marie Gentes Ward, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen L. Kohler, Unmarried, hereinafter called the Grantees, their successors 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 Lot No. 48, on the Plan of The Peninsula, Phase Two, of record in Book 9700, Page 352, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan John Ward and Diane Marie Gentes by deed from Susan S. Curtis and husband, James S. Curtis, dated January 24, 2003, recorded January 28, 2003, of record in Instrument No. 20030128-0011743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5180 Bay Overlook Drive, Hermitage, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of January, 2007.

Allan John Ward

Diane Marie Gentes Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allan John Ward and Diane Marie Gentes Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of January, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON