WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY 2007.

Notary Public

MY COMMISSION EXPIRES: 1-4-11

(AFFIX SEAL)

DELLA L HOPKINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 4 2011

Davidson County DEEDWARR
Recvd: 02/01/07 15:27 2 pgs
Fees:13.00 Taxes:484.70
20070201-0013557

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Cockerham	Countrywide Home Loans	Map & Parcel 122010A25500CO
(NAME)	(NAME)	
47 Fawn Creek Pass	3011 Armory Drive Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37204	
(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, Tarah Hauger, and husband, James Hauger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra L. Cockerham, 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 Unit No. 30, on the plan of Woodland Point, Phase III, of record in Instrument No. 200001011-0101044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tarah Evanisko, an unmarried woman, from Centex Homes, a Nevada General Partnership, by warranty deed of record in Instrument No. 20021015-0126551, conveyance dated September 30, 2002, Register's Office for Davidson County, Tennessee. Said Tarah Evanisko has since married and is now known as Tarah Hauger.

This transaction is subject to (1) Restrictive Covenants of record in Instrument No. 200010110101044; Instrument No. 200006070056981; Instrument No. 200207250009575; and Instrument No 200209040107261, Register's Office for Davidson County, Tennessee. (2) By-Laws of record in Instrument No. 200010110101044, said Register's Office. (3) Landscape Agreement of record in Instrument No. 200006120058346, said Register's Office. (4) Charter of record in Instrument No. 200010130102000 and Instrument No 200202220022863, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 47 Fawn Creek Pass, Nashville, TN 37214

(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 our hands this 29th day of January, 2007.

Tarah Hauger

James Hauger

STATE OF California

COUNTY OF San Joaquin

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Tarah Hauger (f/k/a Tarah Evanisko) and husband, James Hauger, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lodi, California this 29th day of January, 2007.

Commission expires: May 3, 2009

Notary Public

LI01 ARTURO C. TOVAR COMM. #1575841 NOTARY PUBLIC - CALIFORNIA SAN JOAQUIN COUNTY My Commission Expires May 3, 2009 LI01