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Davidson County DEEDWARR
Recvd: 02/26/07 13:23 2 pgs
Fees:13.00 Taxes:740.00
20070226-0023509

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~[illegible]~~ 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eron Hatchett	Countrywide Home Loans, Inc.	173-11-A-93CO
(NAME) 1012 Brianne Court	(NAME) MS SV-79 DOCUMENT PROCESSING	
(ADDRESS) Nashville, TN 37013	(ADDRESS) P.O. BOX 10423, VAN NUYS, CA 91410-0423	
(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, **Elizabeth N. Andree, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eron Hatchett and Cathy Diane Hatchett, husband and wife**, 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:

LAND in Davidson County, Tennessee being Lot No. 72 on the Plan of Section Trhee, Stanford Village, of record in Instrument No. 200112170139079, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elizabeth N. Andree, a single person by General Warranty Deed from Beazer Homes Corp. dba Phillips Builders dated November 5, 2002 of record in Instrument No. 20021112-0139541 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1012 Brianne Court, Nashville, TN 37013
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 23th day of February, 2007.

Elizabeth N. Andree

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Elizabeth N. Andree, a single person**, with whom I am personally acquainted, and whom, upon oath, acknowledged **herself** to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed

Witness my hand and official seal at Nashville, Tennessee this 23 day of February, 2007.

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008