File No. 270100602

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/07 11:41 2 pgs
Fees:13.00 Taxes:1106.30
20070228-0024681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Aug 20, 2007

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Merz	America's Wholesale Lender	180-04-B-60.00
(NAME) 3075 Brookview Forest Drive	(NAME) 4500 Park Granada	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Calabasas, CA 91302-1616	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Holly M. Harmon, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent Merz, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 45, on the Plan of Brookview Forest, Phase II, as shown by plat of record in Instrument No. 20040629-0076755, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Holly M. Harmon, unmarried by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, dated October 25, 2005, and of record in Instrument No. 20051026-0129530, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20040629-0076755, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20021007-0121969, Register's Office for said County.

Right - of - Way Easement as shown of record in Book 8404, Page 676, Register's Office for said County.

Charter of Homeowner's Association Amendment as shown of record in Instrument No. 20030918-0138293, Register's Office for said County.

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 3075 Brookview Forest Drive, Nashville, TN 37211
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 21st day of February, 2007.

Holly M. Harmon

STATE OF New Jersey

COUNTY OF Morris

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Holly M. Harmon, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of February, 2007.

Commission expires: 4/17/07

Notary Public

JOHN J. TERRONE, JR.
NOTARY PUBLIC - STATE OF NEW JERSEY
MY COMMISSION EXPIRES
APRIL 17, 2007

File Number: 270100602

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027