2744
buy R&D

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/14/09
(AFFIX SEAL)

Sarah Dreneke
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Stephens	Countrywide Home Loans	163040A10400C0
(NAME)	(NAME)	
3001 Hamilton Church Road #104	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75266-0694	
(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, Stacie M. Freeman, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Stephens, 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:

Land in Davidson County, Tennessee, being Unit 104, Hamilton Crossings Townhomes, described in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734, amended in Instrument No. 20050701-0075731, said Register's Office, of which reference is herein made for a more complete legal description.

Being the same property conveyed to Stacie M. Freeman, by Warranty Deed dated October 7, 2005 from R.J. York Homes, LLC, a Limited Liability Company of record in Instrument No. 20051021-0126975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church 104, Antioch, 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.

Davidson County DEEDWARR
Recvd: 03/05/07 12:05 2 pgs
Fees:13.00 Taxes:484.70
20070305-0026757

Witness my hand this 28th day of February, 2007.

Stacie M. Freeman
By: Terry DeSelms, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of February, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Stacie M. Freeman, and acknowledged that he executed the same as the free act and deed of the said Stacie M. Freeman, through Power of Attorney granted Terry DeSelms by the said Stacie M. Freeman.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2007.

Commission expires: November 14, 2009

Notary Public

