Davidson County DEEDWARR
Recvd: 03/14/07 15:38 2 pgs
Fees:13.00 Taxes:821.39

20070314-0031455

WARRANTY DEED

P-CHL-07-1141

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,~~000.00~~ 997.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2007.

LAURA D. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Matthews	Countrywide Home Loans, Inc.	
1066 Riverspring Drive (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	126160A42400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROCHFORD REALTY CONSTRUCTION CO., INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THERESA MATTHEWS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 557, on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No.20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Riverwalk Development Partners, Inc. by deed from Cecil D. Branstetter of record in Instrument 200402200019574 on 02/18/2004 and filed for record on 02/20/2004, Register Office for said County.
Being part of the same property conveyed to Rochford Realty Construction Co., Inc. by deed from Riverwalk Development Partners, Inc. of record in Instrument 200510050120171 on 10/04/2005 and filed for record on 10/05/2005, Register Office for said County.

unimproved ( )
This is improved (X) property, known as 1066 Riverspring Drive, Nashville, Tennessee 37221
(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), their 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), 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/our hand(s) this 23rd day of February, 2007.

Rochford Realty Construction Co., Inc., a Tennessee Corporation

BY: James G. Morrise
President James G. Morrise

ATTEST:

Secretary/Treasurer

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 23rd day of February, 2007, before me personally appeared James G. Morrisey, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Rochford Realty Construction Co., Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of February, 2007.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959