File No. 270401056

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/03/07 13:42 2 pgs
Fees:13.00 Taxes:370.00
20070503-0053230

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie Hendrix	Countrywide Home Loans, Inc.	Map 096160A02500
(NAME) 306 Lakebrink Drive	(NAME) 2021 N. Gallatin Road, Suite 292	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Madison, TN 37115	
(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, WE, KBJ & M Partnership, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie Hendrix, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 20 Larchwood, Section 1, Phase 1B, as shown by plat of record in Plat Book 6200, Page 171, 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 A. Larry Binkley, James F. Kaatz and Allen L. Jones by deed from Larchwood Homes Associates, A Tennessee Joint Venture, Dated for 8/9/1985 and Filed on 8/16/1985 of record in Deed Book 6632, page 465, Register's Office for said County. And further conveyed to KBJ & M Partnership by Quitclaim deed from A. Larry Binkley, James F. Kaatz and Nancy Thomas Jones, Dated for 2/12/1999 and Filed on 3/8/1999 of record in Deed Book 11374, page 21, Register's Office for said County.

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

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 306 Lakebrink Drive, 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 GRANTEE(S), HER 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), HER 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 30th day of April, 2007.

KBJ & M Partnership

William T. Morris, Partner

By: James F. Kaatz by William Thomas Morris Atty N Fact
James F. Kaatz, Partner

Barbara S. Kaatz by William Thomas Morris Atty N Fact
Barbara S. Kaatz

Attest: A. Larry Binkley by William Thomas Marsh Atty N. Fact
A. Larry Binkley, Partner

Patricia C. Binkley by William Thomas Morris Atty N. Fact
Patricia C, Binkley

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William T. Morris, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Partner of KBJ & M Partnership the within named bargainer, a partnership, and that, William T. Morris as such Partner, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by William T. Morris as such Partner.

Witness my hand at office this 30th day of April, 2007.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William T. Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James F. Kaatz and wife, Barbara S. Kaatz, partners and A. Larry Binkley and wife, Patricia C. Binkley, Partners as their Attorney In Fact, under Power of Attorney bearing Inst. No.
*, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of James F. Kaatz and wife, Barbara S. Kaatz and A. Larry Binkley and wife, Patricia C. Binkley , under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 4/30/2007.

My Commission Expires: 11-28-09

Notary Public

* 20070503005322 6
20070503005322 7
20070503005322 8
20070503005322 9

File Number: 270401056

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN