WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County

Davidson County DEEDWARR
Recvd: 05/16/07 11:25 2 pgs
Fees:13.00 Taxes:1350.50

20070516-0058523

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie A. Kuhn	Countrywide Home Loans, Inc.	160-11A-75.00CO
(NAME) 5538 Hearthstone Lane	(NAME) PO Box 961206, FTWX-22	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Fort Worth, TX 76161	
(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,

Dale W. Loftus, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sallie A. Kuhn,

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. 75, on the Plan of Hemmingwood-Phases 2, 3, and 4 as of record in Book 6900, Pages 7 & 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dale W. Loftus, unmarried by Deed from Thomas J. White and wife, Margaret Ellen White Stewart dated July 14, 1995 of record in Book 9742, Page 949, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5538 Hearthstone Lane, Brentwood, TN 37027
(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.

Witness my hand this 15th day of May, 2007.

Dale W. Loftus

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

I hereby certify that on this 15th day of May, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared, William A. Kuhn known to me or satisfactorily proven to be the person(s) whose names(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and notarial seal.

Sharon L. Riney
Notary Public

My commission expires: 5-27-07

