# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/07 12:00 2 pgs
Fees:13.00 Taxes:381.10
20070529-0063406

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Comm. Expires 04/21/2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/21/08

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ray Waters** | COUNTRYWIDE HOME LOANS, INC. | **09610000800** |
| (NAME) | (NAME) | |
| 9350 SMITHSON LANE | 3011 ARMORY DR., STE. 120 | |
| (ADDRESS) | (ADDRESS) | |
| BRENTWOOD TN 37027 | NASHVILLE, TN 37204 | |
| (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,

**James R Clevenger**

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

**C. Raymond Waters, Jr., a married person**

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:

Being Lot No. 85 on the Plan of Cloverhill, Section No. II, as shown on plat of record in Plat Book 2133, Page 46, in the Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Daniel Baker Lambert and wife, Ann Cline Lambert by deed from Flo M. Lambert of record in Book 11116 and Page 712 on 09/17/1998 and filed for record on 09/17/1998, Register's Office for said County. Being the same property conveyed to James R. Clevenger by deed from Daniel Baker Lambert and wife, Ann Cline Lambert of record in Instrument 200609270119529 on 09/20/2006 and filed for record on 09/27/2006, Register's Office for said County.

This is not the primary residence of the Grantor.

This is improved ☒ unimproved property, known as **612 Cottonwood 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 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 **25th** day of **May, 2007.**

James R. Clevenger
**James R Clevenger**

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **James R Clevenger** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **May 25, 2007**

**Notary Public**

