WARRANTY DEED

File Number: 70210

Davidson County DEEDWARR
Recvd: 06/11/07 08:44 2 pgs
Fees:13.00 Taxes:490.25

20070611-0069319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF MAY 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory hill Lane, Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry J. West	Countrywide Home Loans	163-4-O-A-503-CO
(NAME)	(NAME)	
3001 Hamilton Church Road	2021 N. Gallatin Rd. Suite 217	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison TN 37115	
(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, Nakia Raleigh, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry J. West, 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 503, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nakia Raleigh, unmarried Warranty by Deed from R.J. York Homes, LLC, dated April 8, 2005, recorded April 13, 2005, in Instrument No. 20050413-0041333, said Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Instrument No. 20040212-0016945, Instrument No. 20040226-0022076, and Instrument No. 20050310-0026734, Register's Office of said County.

Subject to Gas Line easement in Book 2242, Page 241; Book 2875, Page 299; Book 4081, Page 799; and Book 4457, Page 3664, of record in the Register's Office for Davidson County, Tennessee.

Subject to easements to Columbia Gulf Transmission Co. in Book 4215, Page 630; Book 2284, Page 531; and Book 3537, Page 16, of record in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way easement to Gulf Interstate Gas Co. in Book 2242, Page 245 and Book 4457, Page 377, of record in the Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement in Instrument No. 20030731-0108672, of record in the Register's Office for Davidson County, Tennessee.

Subject to the By-Laws in Instrument No. 20040212-0016946, of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

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

Witness my hand this 23rd day of May 2007.

Nakia Raleigh

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nakia Raleigh, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May 2007.

Commission expires: November 22, 2010

SANDRA GOLDEN WOODS Notary Public At Large DAVIDSON COUNTY

Sandra Golden Woods Notary Public