Davidson County DEEDWARR
Recvd: 06/27/07 12:32 2 pgs
Fees:13.00 Taxes:431.05

20070627-0076776

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARA TODOROVIC
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires July 5, 2010

WARRANTY DEED

G-TF-07-B14

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Christopher F. Cummings	Countrywide Home Loans, Inc.	
2134 Fairfax Avenue, Unit B-14 (ADDRESS)	750 Old Hickory Blvd. #180 (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	104-11-A-030.00 CO

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 KARL PETER SILLAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER F. CUMMINGS,UNMARRIED, 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 Unit B-14, VILLAGER WEST Condominiums, of record in Plat Book 5210, Page 174 and as established under Master Deed of record in Book 5452, Page 419, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Karl A. Sillay to Karl Peter Sillay as recorded on the 26th day of September, 2002 in Instrument No. 20020926-0117633 and Warranty Deed from Jennifer H. Black, married to Karl A. Sillay, unmarried as recorded on the 5th day of February, 2001 in Instrument No. 20010205-0010884, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5210, page 174; Book 5450, page 740; Book 5452, page 419, Register's Office.

unimproved ( )

This is improved (X) property, known as 2134 Fairfax Avenue, Unit B-14, Nashville, Tennessee 37212
(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 22nd day of June, 2007.

X Karl Peter Sillay
Karl Peter Sillay

STATE OF ~~Tennessee~~ GA
COUNTY OF ~~Davidson~~ Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl Peter Sillay, the within named bargainor, 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 and official seal, this the 22nd day of June, 2007.

Notary Public Mara Todorovic

My Commission Expires:



MARA TODOROVIC
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires July 5, 2010

RETURN TO:
[illegible] Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903