WARRANTY DEED

R-CRYE-07-8024

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Codey Holland	Countrywide Home Loans, Inc.	
8024 Maggie Court (ADDRESS)	3011 Armory Dr., Ste. 120 (NAME)	182-6-A-147 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (ADDRESS) (CITY) (STATE) (ZIP)	

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 NICOLE CHAPMAN AND JUANELL CHAPMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CODEY HOLLAND, AN UNMARRIED MAN AND BROOKE BETSON, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 Lot 144, OLD HICKORY HILLS, PHASE TWO, SECTION TWO, as shown on plat of record in Plat Instrument No. 20040122-0008453, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicole Chapman and husband, Juanell Chapman by Warranty Deed from Margaret H. Gouge, unmarried, recorded on the 18th day of February, 2005 in Instrument No. 20050218-0018650, 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 in Plat of record in Instrument No. 20040122-0008453; Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Homeowner's Association Charter of record in Instrument No. 20020123-0009417; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; Storm Water Detention Agreements of record in Instrument Nos. 20010306-002133 and 20030226-0025749, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8024 Maggie Court, Antioch, Tennessee 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 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 6th day of July, 2007.

Nicole Chapman

Juanell Chapman

Davidson County DEEDWARR
Recvd: 07/10/07 13:30 2 pgs
Fees:13.00 Taxes:514.30

20070710-0082200

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Chapman and Juanell Chapman, 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 6th day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY
ADAM LaFEVOR
Comm Exp 11/12/2008
DAVIDSON COUNTY

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

After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#2984
Box #185