Box 8

File No. 270601691

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/07 13:45 2 pgs
Fees:13.00 Taxes:832.50
20070724-0087860

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Valinezhad	Countrywide Home Loans, Inc.	101-0-120
(NAME)	(NAME)	
7060 River Road Pike	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, Texas 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Jon M. McVey II and wife, Kelly B. McVey, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Valinezhad, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGININNG at iron pin in the southerly right–of-way of River Road the same being the northeast corner of the Gerald D. Russell property: thence along the right-of- way of said road S 71 deg. 04' 31" E 62.18 feet to iron pin; thence continuing S 68 deg. 36' 13" E 157.59 feet to iron pin; thence S 07 deg.16' 15" W 571.98 feet an iron pin: thence N 81 deg. 43' 40" W 106.00 feet to an iron pin; thence N 50 deg. 38' 57" W127.15 feet to an iron pin; thence N 07 deg. 16' 15" E 160.08 feet to an iron pin; thence N 07 deg.16' 15" E 394.07 feet to the point of beginning, according to a survey of Randolph L. Chapdelaine on 12/06/85. Together with and subject to an easement as set forth in the instrument of record in Book 7604, Page 232, said Register's Office.

Being the same property conveyed to Jon M. McVey, II and wife, Kelly B. McVey by Warranty Deed from Alan Mays and wife, Ruth E. Mays of record in Book 10319, page 337, Register's Office for Davidson County, Tennessee, dated 1/10/97.

This conveyance is subject to: Taxes for 2007, and subsequent years.

~~Taxes for the year 2006 paid in the amount of $1,681.06 and all subsequent years a lien, but not yet due and payable. All prior years are paid.~~

Metro letter for sewage soil absorption in Book 7626, page 552, Register's Office of said County.

Restrictions of record in Instrument No.20030606-0078445, Register's Office of said County.
An easement as set forth in deed Book 7604, Page 232, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7060 River Road Pike, Nashville, TN 37209
(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), Her 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), Her 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 hands this 23rd day of July, 2007.

Jon M. McVey II

Kelly B. McVey by Jon M. McVey, II, Attorney-in-Fact

ATTY IN FACT.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jon M. McVey II, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/23/2007.

Witness my hand at office this 23rd day of July, 2007.

Commission expires: 10/10/09

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jon M. McVey, II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of Kelly B. McVey and is authorized by her to execute this instrument as her free act and deed on this 7/23/2007, pursuant to a Power of Attorney of record in Instrument No. 20070724000857 9, *

My Commission Expires:. 10/10/09

, Notary Public.

File Number: 270601691
RETURN TO: File Box 8

Register's Office for Davidson County, Tennessee.