File No. 270800399

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/07 12:55 2 pgs
Fees:13.00 Taxes:925.00

20070830-0104373

STATE OF TENNEESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2007

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

BOX 13
13689

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Kohlbek	Countrywide Bank FSB	172-15-A
(NAME)	(NAME)	096.00
2713 Fogle Street	7105 Corporate Drive PTX-A285	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano TX 75024	
(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, I, **JANIS L. SIMONDS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT KOHLBEK*** 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:

* Unmarried

BEING Lot No. 19 on the Plan of Holt Woods, Section Two, as shown by plat of record in Plat Book 9700, Page 277, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Janis L. Simonds by Warranty Deed from Claridge Builders Co., LLC, as shown of record in Book 10509, Page 399, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 277, Register's Office of said County

Plan as shown of record in Book 7900, Page 668, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9570, Page 5, Register's Office for said County.

By-Laws as shown of record in Book 9570, Page 13, Register's Office for said County.

Restrictive Covenants of record in Book 9570, Page 22 and Book 10256, Page 504, Register's Office of said County.

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 2713 Fogle Street, Nashville, TN 37211
(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. 20th day of August.

Janis L. Simonds

STATE OF TENNEESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Janis L. Simonds the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 20th day of August.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270800399

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027