WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/12/2011
(AFFIX SEAL)

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine Arroyo	Countrywide Bank, FSB	
(NAME)	(NAME)	
210 Rosehill Dr.	750 Old Hickory Blvd., Suite 180	25-8-39
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071813

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, **I, Cascade Investments, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Elaine Arroyo and Angela Lawson**, 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. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot no. 99 on the plan of Ranchwood Estates, Section 1, as shown of record in Plat Book 2900, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete property description.

BEING all of the same property conveyed to Cascade Investments, Inc. by Warranty Deed from Realty Mortgage Corporation dated December 13, 2006 of record in Instrument No. 20070119-0007794, Register's Office for Davidson County, Tennessee. Reference is also made to deed dated November 10, 2006 of record in Instrument No. 20070119-0007793 and also to deed dated July 26, 2006 of record in Instrument No. 20060726-0089970, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 210 Rosehill Dr., Goodlettsville, TN 37072

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of August, 2007.

Cascade Investments, Inc.

By:
David Pendergrast, President

Davidson County DEEDWARR
Recvd: 09/04/07 11:52 2 pgs
Fees:13.00 Taxes:686.35

20070904-0105756

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Pendergrast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Cascade Investments, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Trudy Stafford
Notary Public

My Commission expires: 7/12/2011

