10817
32229

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/07 10:41 3 pgs
Fees:18.00 Taxes:277.13
20070905-0106478

HEATHER MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelen F. Taylor	Countrywide Home Loans, Inc.	13613014000
(NAME)	(NAME)	
2778 Watersview Drive	3011 Armory Drive, Suite120	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Robert Karger, Successor Trustee of the Patricia Dundee Revocable Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelen F. Taylor, married, 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:

Land in Davidson County, Tennessee, being Lot No. 33B on the plan of Zone Lot Divisions Lots 31 and 33, Edge-O-Lake, Section 20-A. of record in Book 5800, Page 206, Register's Office for Davidson County, Tennessee.

Said Lot No. 33B fronts 42.19 feet on the northerly margin of Watersview Drive and extends back 125.00 feet on the westerly line and 125.00 feet on the easterly line to a dead line in the rear, measuring 42.78 feet thereon.

Being the same property conveyed to Patricia Dundee, Trustee U/A/D Aug 05 2002 of the Patricia Dundee Revocable Living Trust Agreement and any Successor in Trust, by deed of record in Instrument No. 20020813-0098058, Register's Office for Davidson County, Tennessee. Patricia Dundee having since died leaving Robert Karger as Successor Trustee as in The Patricia Dundee Revocable Living Trust Agreement.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2778 Watersview Drive, Nashville, TN 37217
(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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

AUG. 31. 2007 11:11AM ADVANTAGE TITLE 615-777-2015 NO. 0308 P. 12

Witness my hand this 31st day of August, 2007.

Robert Karger, Successor Trustee of the Patricia Dundee Revocable Living Trust Agreement

By: _____
Robert Karger, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of August, 2007, before me, personally appeared Robert Karger as Successor Trustee of the Patricia Dundee Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2007.

Commission expires: 5.2.2011

_____
Notary Public

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

AUG. 31. 2007 11:11AM ADVANTAGE TITLE 615-777-2015 NO. 0308 P. 13

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN