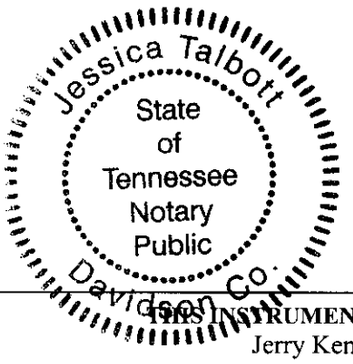
File No. 270800163

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/12/07 12:38 2 pgs
Fees:13.00 Taxes:384.80
20070912-0109421

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Horton	Countrywide Home Loans, Inc.	96-10-129.00
(NAME)	(NAME)	
2921 Leatherwood Drive	2021 N. Gallatin Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Madison, TN 37115	
(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, The Estate of Jewel D. Sircy, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doug Horton, a single man, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 298 on the Map of Cloverhill Subdivision, Section V, as of record in Plat Book 2133, Page 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dalton Sircy and wife, Jewel Sircy by deed from Ursula Evans of record in Deed Book 3766, page 70 and filed for record on June 2, 1964, Register's Office for said County. The said Dalton Sircy having since died on 3/12/1986 and the said Jewel Sircy having since died on 12/18/2006. Phyliss E. Perkins having since married and a/k/a Phyliss Close being the sole heir to the Estate of Jewel D. Sircy.

Subject to all matters as set forth per Plat Book 2133, Page 88, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2145, Page 262; Book 2273, page 88, 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 2921 Leatherwood Drive, Nashville, TN 37214
(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), HIS 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), HIS 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 our hands this 7th day of September, 2007.

The Estate of Jewel D. Sircy

By: Phyllis P. Close, Executrix

Phyllis P. Close, Executrix

Attest: _____

STATE OF TN

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phyllis P. Close with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of The Estate of Jewel D. Sircy the within named bargainer, an Estate, and that, Phyllis P. Close as such Executrix, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by Phyllis P. Close as such Executrix.

Witness my hand at office this 7th day of September, 2007.

Commission expires: 5-24-08

Jessica Talbott

Notary Public

File Number: 270800163

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Jessica Talbott
State
of
Tennessee
Notary
Public
Davidson Co.