File No. 270801661

WARRANTY DEED

Kimie Perry State of Tennessee Notary Public Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-12-08
(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: 10/01/07 09:33 2 pgs
Fees:13.00 Taxes:490.25
20071001-0116193

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Herzog	Countrywide Home Loans, Inc.	75-9-109
(NAME)	(NAME)	
3905 Bonnavista Drive	2021 N. Gallatin Road, Suite 292	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, We, Daniel P. Dougharty and wife, Alaina C. Dougharty, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt Herzog and Melissa Herzog, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 275 the Plan of Section 2, Hermitage Hills Revised as of record in Plat Book 2900, Page 112, 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 Daniel P. Dougharty and wife, Alaina C. Dougharty by Quitclaim deed from Daniel P. Dougharty and wife, Alaina C. Dougharty and Margaret B. Dougharty and husband, Travis L. Dougharty of record in Instrument number 20021210-0152243, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2900, Page 112, 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 3905 Bonnavista Drive, Hermitage, TN 37076
(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), Their 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), 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.

Witness my/our hands this 27th day of September, 2007.

Daniel P. Dougharty

Alaina C. Dougharty

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Daniel P. Dougharty and wife, Alaina C. Dougharty 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of September, 2007.

Commission expires: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270801661

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