20B

File No. 270900885

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/07 12:20 2 pgs
Fees:13.00 Taxes:510.60

20071018-0123656

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/23/11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Daniel L. Wischhof, Attorney
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie L. Treftz	Countrywide Bank, FSB	Map: 25.12 Parcel: 54.00
(NAME) 109 Cima Drive	(NAME) 801 Cresent Centre Drive, Suite 510	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Franklin, TN 37067	
(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,

Peggy S. Ferrell, a single woman,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie L. Treftz, married and Linda A. Armstrong, unmarried,

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:

LAND in Davidson County, Tennessee, Being Lot No. 35 and the Southerly part of Lot No. 36 on the Map of Clark Place, Section Four, as of record in Book 2331, Page 74, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Southeasterly margin of Cima Drive, at the common corner of Lots 34 and 35; thence with the margin of said Drive, and with a slight curve, Northeasterly 120 feet to a point; thence leaving said Drive in a Southeasterly direction 200 feet to a point in the rear line of Lot 36; thence Southerly with the line of Lots 35 and 36, 143.7 feet to a monument in the rear line of Lot 35; thence continuing with the rear line of Lot 35, Westerly 142 feet to a corner of Lots 34 and 35; thence with the line of said Lots, Northwesterly 254 feet to the beginning.

Being the same property conveyed to Peggy S. Ferrell, A Single Woman, by Warranty Deed dated January 31, 2003, from Beverly F. Clark, a single woman, of record by Instrument No. 20030205-0015547 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to taxes for the year 2008, and subsequent years, easements, and restricitive covenants of record.

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 109 Cima Drive, 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 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 16th day of October, 2007.

Peggy S. Ferrell

Peggy S. Ferrell

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Peggy Ferrell, an unmarried woman 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 16th day of October, 2007.

Commission expires: August 23, 2011



Daniel L. Wischhof Notary Public

File Number: 270900885

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072