WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/07 10:35 3 pgs
Fees:18.00 Taxes:444.00

20071031-0128253

ET-07-0506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 04-17-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas NeSmith	Countrywide Bank, F.S.B.	
219 Buck Run Drive	(NAME) 2021 N. Gallatin Road, Suite 280	122-1-A-359.00 CO
(ADDRESS) Nashville, TN 37214-4747	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDI R. HARRIS, MARRIED (N/K/A BRANDI R. VANANTWERP) AND FRED R. HARRIS, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS NESMITH AND WIFE, CHRIS NESMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 26 IN WOODLAND POINT, PHASE 9, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA AT WOODLAND POINT), LOCATED ON BUCK RUN DRIVE AND/OR ANTLER RIDGE CIRCLE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES, A HORIZONTAL PROEPRTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20001011-0101044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (THE "ORIGINAL DECLARATION")), AMENDED BY FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND POINT TOWNHOMES OF RECORD AT INSTRUMENT NO. 20020725-0089575, SAID REGISTER'S OFFICE (THE "FIRST SUPPLEMENT AND THE ORIGINAL DECLARATION BEING COLLECTIVELY REFERRED TO AS THE "DECLARATION"), TO WHICH REFERENCE IS HEREBY MADE.

THE EASEMETNS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF WOODLAND POINT, PHASE IX, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "B" TO SAID FIRST SUPPLEMENT APPEARING AT PAGE 6 THEREOF, AND BYLAWS APPENDED THERETO AS EXHIBIT "B" APPEARING AT PAGE 32 OF THE ORIGINAL DECLARATION, SAID REGISTER'S OFFICE ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO BRANDI R. HARRIS, UNMARRIED AND FRED R. HARRIS, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., RECORDED ON THE 30TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030730-0107067, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Richard E. VanAntwerp, spouse of Brandi R. VantAntwerp, joins in this conveyance to waive any and all interest, marital or otherwise, in and to said property.

This property has never been the principal residence of Fred R. Harris.

Subject to any and all existing restrictions and easements of record if any; including those listed in Instrument No. 20000713-0069314; Plat Book 11700, page 66; Instrument No. 20001011-0101044; Instrument No. 20020725-0089575; Instrument No. 20001013-01020000; Instrument No. 20020222-0022863; Instrument No.

20000607-0056981; Instrument No. 20020904-0107261; Book 8332, page 982; Instrument No. 20000612-0058346; Instrument No. 20000419-0039023; Instrument No. 20000612-0058346; Instrument No. 20001205-0119722; Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 219 Buck Run Drive, Nashville, Tennessee 37214-4747

(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 hand(s) this 29th day of October, 2007.

Brandi R. VanAntwerp

Richard E. VanAntwerp
By: Brandi R. VanAntwerp, Attorney in Fact

Fred R. Harris by Brandi R. VanAntwp, Attorney in Fact
By: Brandi R. VanAntwerp, Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of October, 2007, before me personally appeared Brandi R. Harris, married (N/K/A Brandi R. VanAntwerp)* to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

*and Richard E. VanAntwerp

Witness my hand and official seal, this the 29th day of October, 2007.

Beverly J. Heatherly

Notary Public

BEVERLY J. HEATHERLY
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY, TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

My Commission Expires: 09-17-11

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of October, 2007, before me personally appeared Brandi R. VanAntwerp to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard E. VanAntwerp and who acknowledged he/she/they executed the same as the free act and deed of the said Richard E. VanAntwerp.

Witness my hand and official seal, this the 29th day of October, 2007.

_____

Notary Public

My Commission Expires:

STATE OF Tennessee
COUNTY OF Wilson

On this the 29th day of October, 2007, before me personally appeared Brandi R. VanAntwerp to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fred R. Harris and who acknowledged he/she/they executed the same as the free act and deed of the said Fred R. Harris. Said POA of record at Instrument No. _____, Register's Office of Davidson Co., TN.
Witness my hand and official seal, this the 29th day of October, 2007.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
NOTARY PUBLIC
TENNESSEE
WILSON COUNTY, TENN.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520