File No. 271000212

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/01/07 14:32 2 pg
Fees:13.00 Taxes:640.10

20071101-0129063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeannie Rutherford	Countrywide Home Loans, Inc.	171020A2700CO
(NAME)	(NAME)	
117 Villa View Court	801 Cresent Centre Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	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, **MEGAN L. MCCLARTY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANNIE RUTHERFORD**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 27, on the Condominium Site Plan of Brentwood Villa, Phase I, as shown by plat of record in Plat Book 6900, page 4 & 5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made ~~for a m~~ore complete and accurate description of said lot.

Being the same property conveyed to Megan L. McClarty by deed from Marie L. Mancari, unmarried, as filed of record in Instrument No. 20030411-0048482, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 4, 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 117 Villa View Court, Brentwood, TN 37027
(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), HER 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), HER 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 26th day of October, 2007.

Megan L. McClarty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Megan McClarty 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 26th day of October, 2007.

Commission expires: July 16, 2011

Notary Public

File Number: 271000212

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027