File No. 270901015

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 $137,300.00

Tammy Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-12-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/05/07 09:48 2 pgs
Fees:13.00 Taxes:508.01
20071105-0129974

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Wilson	Countrywide Home Loans, Inc.	150-030-0-071.00
(NAME)	(NAME)	
3277 Anderson Road	2021 N. Gallatin Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, Joann F. Harbin, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Wilson, and wife, Tammy Wilson 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. 77 on the Plan of Section Three, "The Country", as of record in Plat Book 5200, Page 44, 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 Franklin M. Harbin and wife, Joann F. Harbin by deed from Richard A. Ashby and wife, Virginia P. Ashby of record in Deed Book 8352, page 697 and filed for record on May 15, 1991, Register's Office for said County. The said Franklin M. Harbin having since died.

Subject to all matters as set forth per Plat Book 5200, Page 44, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5281, Page 813, 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 3277 Anderson Road, Antioch, TN 37013
(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 25th day of October, 2007.

Joann F. Harbin

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 Joann F. Harbin, unmarried 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of October, 2007.

Commission expires: 10-12-08

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 270901015

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