32843

WARRANTY DEED **10916**

Davidson County DEEDWARR
Recvd: 11/29/07 12:32 3 pgs
Fees:18.00 Taxes:425.13
20071129-0138518

ROGER SPROCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$114,900.00**

Glenda Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF NOVEMBER, 2007.**

Notary Public

MY COMMISSION EXPIRES: ~~November 7, 2007.~~ 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda Hayes	**Countrywide Home Loans, Inc.**	**148-13-0-131.00**
(NAME)	(NAME)	
5004 Cypress Drive	**2021 N. Gallatin Rd., Ste 280**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Annie S. Lane, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenda Hayes, a single woman**, HEREINAFTER CALLED THE GRANTEES, 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. **60** on the Plan of **Fairlane Park**, of record in Plat Book **2331**, Page **108**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 60 fronts 85 feet on the east side of Cypress Drive and runs back 147.2 feet on the north line and 135 feet to the south line to a dead line in the rear on which it measures 77.3 feet.

Being the same property conveyed to Douglas H. Lane and **Annie S. Lane** by deed of record in Book 2596, Page 247, Register's Office for **Davidson** County, Tennessee.

Douglas H. Lane is deceased.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5004 Cypress Drive, Nashville, TN 37211**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **21st day of November, 2007**.

Annie S. Lane

Annie S. Lane

State of Tennessee County of Rutherford

Annie S.

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Anita~~ S. Lane the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 21st day of November, 2007.

11-7-2011

Commission expires: ~~11/24/07~~

Notary Public

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11-7-11.

Notary's Seal (If on paper)

ROGER SPROCHI
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY