RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/08 14:42 3 pgs
Fees:18.00 Taxes:566.10
20080111-0003685

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CINDY CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristy Stone	Countrywide Bank, FSB	
(NAME)	(NAME)	
2808 Airwood Drive	PO Box 660694	95-12-01-7500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75266-0694	
(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, **VANGUARD INVESTMENTS, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KRISTY STONE, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9, on the plan of Phase One, Lakeland, Section II, of record in Plat Book 6250, page 983, Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Moore and wife, Jane E. Moore by deed dated June 29, 1994 from James H. Haney, Jr. and wife, Connie R. Haney of record in Book 9398, page 468, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Vanguard Investments Inc. by Trustee's Deed dated May 31, 2007 from Aaron Squyres, Trustee, of record in Instrument No. 20070702-0078478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2808 Airwood Drive, Nashville, TN 37214

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, her heirs and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 hand this 11th day of January, 2008.

Vanguard Investments, Inc.

By: _____
Paul Chattaway, President

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Chattaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of Vanguard Investments, Inc. the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal this 11th day of January, 2008.

_____
Notary Public

ANGELA M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires:
My commission expires July 13, 2009

I, Dawn D Chase, 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.

Signature

State of Tennessee

County of Williamson

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

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).