WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/08 10:18 2 pgs
Fees:13.00 Taxes:1313.13

20080207-0012738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandie Johnston	**Countrywide Bank, FSB**	
(NAME) **1508 Forrest Oaks Place**	(NAME) **801 Crescent Centre Drive Suite 510**	**MAP 155-7-A**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Franklin, TN 37067**	**PARCEL 8.00**
(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,I **DEBORAH D. DOVER, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDIE JOHNSTON, UNMARRIED,** 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. 10 on the Plan of Revision One Poplar Creek Estates, Phase III, Section "A", as of record in Plat Book 7900, page 696 as revised in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah D. Dover, unmarried by Warranty Deed from Gregory O'Brien and Susan Levy, husband and wife, dated February 18, 2005, recorded March 7, 2005, of record in Instrument No. 20050307-0024530 and re-recorded in Instrument No. 20050803-0090673, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 7900, page 696 and revised in Plat Book 9700, page 122, said Register's Office; (c) Restrictive covenants contained in Book 9472, page 824; Book 6474, page 354; Book 6486, page 588 and Book 6804, page 536, said Register's Office; and (d) Charter of record in Book 7120, page 125, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1508 Forrest Oaks Place, Nashville, TN 37221

(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 hand this 31st day of January, 2008.

Deborah D. Dover

STATE OF TENNESSEE

COUNTY OF DAVIDSON

DEBORAH

Personally appeared before me, the undersigned, of said County, ~~Debbie~~ D. Dover the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2008.

Commission expires:



Terri D. Jackson

Notary Public