WARRANTY DEED

BOX 10-A

RETURN TO:
[illegible] ESCROW, LLC
[illegible] ORO ROAD, STE 300
[illegible] 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2008.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew T. Townsend	Countrywide Bank, FSB	
(NAME)	(NAME)	
4719 W. Longdale Drive	801 Crescent Centre Drive	147-1-168
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, **STEVEN T. TOWNSEND AND WIFE, BETTY S. TOWNSEND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW T. TOWNSEND AND WIFE, ANNA G. TOWNSEND,** 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. 217 on the Revised Plan of Caldwell Hall, Section 1, as of record in Plat Book 2900, Page 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 217 fronts 85 feet on the southeasterly margin of West Longdale Drive, running back between 190.5 feet on the northeasterly line and 168.4 feet on the southwesterly line to a broken line in the rear on which it measures 92.0 feet.

Being the same property conveyed to Steven T. Townsend and wife, Betty S. Townsend by deed from Trong H. Huynh aka Henry Trong Huynh and Cathy Bui, both unmarried, dated March 31, 2004, of record as Instrument No. 20040401-0036704, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4719 W. Longdale 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.

Davidson County DEEDWARR
Recvd: 03/14/08 12:43 2 pgs
Fees:13.00 Taxes:707.63
20080314-0026076

Witness our hands this 13th day of March, 2008.

Steven T. Townsend

Betty S. Townsend

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven T. Townsend and Betty S. Townsend, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2008.

JOHN GREGORY MARDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP. 3/31/09

Notary Public