WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/08 11:32 2 pg
Fees:13.00 Taxes:1480.00

20080407-0034861

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$400,000.00**

Charles Isbell
AFFIANT

ANGELA FELTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 31st DAY OF March, **2008.**

Angela Felts
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/23/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
NATALIE K. BRIDGES	**COUNTRYWIDE BANK, FSB**	**131-06-0C-066.00 CO**
76 RAVENWOOD HILLS CIRCLE	**2021 N. GALLATIN RD., STE. 280**	
NASHVILLE, TN 37215	**MADISON, TN 37115**	

FOR AND IN CONSIDERATION OF THE SUM OF **$400,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEVEN M. ISBELL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

NATALIE K. BRIDGES, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 105 as shown on the Plat of Burton Hills Village of Ravenwood-Tract 20, of record in Book 6900, page 363, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Steven M. Isbell by Warranty Deed from Louise Thorpe, a married woman dated 09/28/07 and filed for record on 01/16/08 in Instrument # 20080116-0005125, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 6250, page 978, and Book 6900, page 55, said Register's Office.
Subject to easement of record to Sanitary Sewers and/or Storm Drainage, in Book 3702, Page 250, said Register's Office.
Subject to restrictions of record in Plat Book 6326, page 588, Book 6517, Page 522, as amended in Book 6991, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, and Book 7071, Page 460, said Register's Office.
Subject to Charter for HOA of record in Book 6517, Page 505, as amended in Book 6921, Page 216, said Register's Office.

Subject to Charter for Recreational Assoc. of record in Book 6517, Page 511, as amended in Book 6921, Page 214, said Register's Office.
Subject to Charter of record in Book 7189, Page 67, said Register's Office.
Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 12/14/84 of record in Book 6470, Page 383, said Register's Office.
Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 08/12/85 of record in Book 6655, Page 47, said Register's Office.
Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 02/24/87 of record in Book 7147, Page 411, said Register's Office.
Subject to Agreement between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission dated 02/24/87 of record in Book 7147, Page 416, said Register's Office.
Subject to Maximum Square Footage Associations of record in Book 7147, Page 421, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **76 RAVENWOOD HILLS CIRCLE NASHVILLE, TN 37215**

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 ever 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 March, **2008**

STEVEN M. ISBELL

STATE OF Tenn.
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **STEVEN M. ISBELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2008.

NOTARY PUBLIC

(SEAL) My Commission expires: 2/23/09

ANGELA FELTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY