WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-21-09
(AFFIX SEAL)

LAURA B. SININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia J. Flum	**Countrywide Bank, FSB**	**173-16-A-225CO**
(NAME)	(NAME)	
3470 Chandler Cove Way	**801 Crescent Center Drive**	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**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, **Danny Brazzell, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia J. Flum**, 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. 198 on the Plan of Hidden Creek, Phase 3, Section 2, of record in instrument No. 20040714-0081683, Register's office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danny Brazzell by deed dated February 8, 2006 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060214-0017612, said Register's Office.

This property is also known as 3470 Chandler Cove Way, Antioch, TN 37013

unimproved ☐

This is improved ☒ property, known as **3470 Chandler Cove Way, Cane Ridge, TN 37013**

(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 23rd day of May, 2008.

Davidson County DEEDWARR
Recvd: 05/28/08 14:44 1 pg:
Fees:13.00 Taxes:643.43
20080528-0054386

Danny Brazzell

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 Danny Brazzell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD DAY OF MAY, 2008.

Commission expires: 3-21-09

LAURA B. SININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public