Davidson County DEEDWARR
Recvd: 09/04/08 09:27 2 pgs
Fees:13.00 Taxes:1147.00

20080904-0090611

WARRANTY DEED

P-CU-08-0106

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Seals	CWB Mortgage Ventures, LLC	
106 Bonnie Briar Lane	(NAME) 2021 N. Gallatin Road, Ste 280	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Madison, TN 37115	117-03F-006.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN DAVID WILLIS AND WIFE, STEPHANIE WILLIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER L. SEALS AND SPOUSE, ROBERT D. SEALS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of Bonnie Briar, of record in Plat Book 6900, page 423, as amended in Book 8752, Page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John David Willis by deed from Harrison Development Company, Inc. of record in Book 8761, Page 162 on 10/19/1992 and filed for record on 10/19/1992, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2008 Property Taxes, which have been prorated and assumed by the Grantee (s) herein; B) Instruments of record in Book 6900, page 380; Book 6900, page 423; Book 8752, page 900; Book 7403, page 737; Book 7472, page 939; Book 7341, page 525; Book 7426, page 659; Book 7442, page 515, Register's Office for Davidson County, Tennessee.

Stephanie Willis, wife of John David Willis, joins in this conveyance for the sole purpose of conveying any marital interest she may have in said property.

unimproved ( )
This is improved (X) property, known as 106 Bonnie Briar Lane, Nashville, Tennessee 37212-5723
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of August, 2008.

John David Willis

Stephanie Willis

STATE OF Tennessee
COUNTY OF DAVIDSON

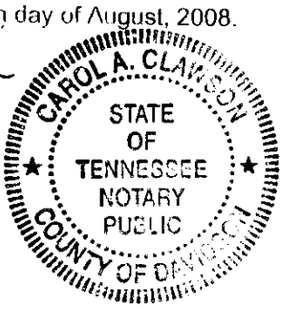
On this the 29th day of August, 2008, before me personally appeared John David Willis and wife, Stephanie Willis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August, 2008.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959