Davidson County DEEDWARR
Recvd: 09/04/08 09:32 2 pgs
Fees:13.00 Taxes:773.30

20080904-0090619

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 2nd DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

P-CHL-08-7212

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
Sondra Blount	Countrywide Bank, FSB	
7212 Explorer Trail (ADDRESS)	(NAME) 2021 N. Gallatin Road, Ste 280 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	126-15A-266.00CO

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 STEPHANIA T. MILLER NKA STEPHANIA MILLER-HUGHES AND HUSBAND, REGINALD HUGHES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SONDRA BLOUNT, UNMARRIED, 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 Lot No. 58 on the Plan of Section Six, Boone Trace at Biltmore, of record in Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephania T. Miller, unmarried by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument 200205060055544 on 04/30/2002 and filed for record on 05/06/2002, 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 470; Instrument No. 200106070060003, Book 8992, page 62; book 9665, page 420; book 200011200114598; Book 7265, page 657; Book 200107170075902; Instrument No. 200111190126832, Register's Office for Davidson County, Tennessee.
Reginald Hughes, husband of Stephania Miller-Hughes, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

unimproved ( )
This is improved (X) property, known as 7212 Explorer Trail, Nashville, Tennessee 37221-6536
(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 2nd day of September, 2008.

Stephania Miller-Hughes

Reginald Hughes

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 2nd day of September, 2008, before me personally appeared Stephania T. Miller nka Stephania Miller-Hughes and husband, Reginald Hughes 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 2nd day of September, 2008.

Notary Public

My Commission Expires: 10-16-11

(SEAL)



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