File No. 281100323

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/08 15:09 2 pgs
Fees:13.00 Taxes:592.00
20081126-0116032

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy E. Norris	Wells Fargo Home Mortgage, Inc.	Map 095-11-0-183.00
(NAME)	(NAME)	
2419 Springview Drive N.	Po Box 5708	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Springfield, OH 45501-5106	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Julie A. O'Guin, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Cathy E. Norris, a single person and Steve Southard, a single person, with right of survivorship, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Plan of Merry Oaks, Section II, as of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Julie A. O'Guin by Quitclaim Deed dated June 24, 2002 from Jennifer D. Jackson of record in Instrument number 20020624-0075608, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2419 Springview Drive N., Nashville, TN 37214
(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 hands this 21st day of November, 2008.

Julie A. O'Guin

Julie A. O'Guin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Julie A. O'Guin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of November, 2008.

Commission expires: 11.28.09

Notary Public

File Number: 281100323

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

