WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090019544 DEEDWARR
Recvd: 03/24/09 15:55 2 pgs
Fees: 13.00 Taxes: 565.92

20090324-0026639

B-RME-09-215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,950.00

x Jonathon W Stelle
Affiant

Subscribed and sworn to before me, this 20th DAY OF March, 2009.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathon W. Stelle	Countrywide Bank (NAME)	
215 Plantation Court	801 Crescent Center Dr. #150 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	142-5-A-41.00 CO

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, I/we MICHAEL HORNER BOHAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHON W. STELLE, 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 G-1 AND CARPORT G-1-C, RIVER PLANTATION, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 136 AND 137, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4661, PAGE 334, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MARIE HORNER ROUNDS, INDIVIDUALLY, AND MARIE HORNER ROUNDS, TRUSTEE UNDER THE MARIE HORNER ROUNDS LIVING TRUST, DATED AUGUST 1, 2001 TO MARIE HORNER ROUNDS, A 99.5% INTEREST; AND MICHAEL HORNER BOHAN, A 0.5% INTEREST AS RECORDED ON THE 19TH DAY OF OCTOBER, 2001 IN INSTRUMENT NO. 20011019-0114597; WARRANTY DEED FROM MARIE HORNER ROUNDS TO MARIE HORNER ROUNDS, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE MARIE HORNER ROUNDS LIVING TRUST, DATED JULY 20, 2001 AS RECORDED ON THE 1ST DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010801-0081290; QUITCLAIM DEED FROM MARIE HORNER ROUNDS TO MICHAEL HORNER BOHAN AS RECORDED ON THE 20TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007200071581; WARRANTY DEED FROM BETTY A. MYERS, A SINGLE PERSON TO MARIE HORNER ROUNDS AS RECORDED ON THE 4TH DAY OF APRIL, 1995 IN BOOK 9636, PAGE 278, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID MARIE HORNER ROUNDS HAVING SINCE DIED ON JULY 10, 2008.

THIS IS NOT THE MARITAL RESIDENCE OF THE GRANTOR AS DEFINED BY STATUTE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS OF RECORD IN BOOK 4460, PAGE(S) 80 AND PLAT BOOK 4460, PAGES 136 AND 137, 4460, PAGE(S) 80 AND PLAT BOOK 4460, PAGES 136 AND 137, BOOK 4661, PAGE 334, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 215 Plantation Court, Nashville, Tennessee 37221
(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 19th day of March, 2009.

Michael Horner Bohan

Michael Horner Bohan

STATE OF INDIANA
COUNTY OF Hendricks

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Horner Bohan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2009.

Rickey J. Dodson Jr.
Notary Public
My Commission Expires:

(SEAL)

OFFICIAL SEAL
RICKEY J. DODSON, JR.
NOTARY PUBLIC - INDIANA
HENDRICKS COUNTY
My Comm. Expires May 11, 2016

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903