First Title & Escrow Company, Inc.
File Box 9-B
#18944

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Patricia A. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 8/16/2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Davenport | Pulte Mortgage Corporation | 83-9-272 |
| (NAME) 1416 Calvin Avenue | (NAME) 7475 South Joliet Street | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Englewood, Colorado 80112 | |
| (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, Randy J. Shemin, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica Davenport, a single person, 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:

Being Lot No. 9, on the Plan of Webb and Johnson's Subdivision, as of record in Plat Book 57, Page 131, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randy J. Shemin by Deed from Victor Hazelwood, Substitute Trustee, of record in Instrument Number 199912080300898, Register's Office for Davidson County, Tennessee.

Subject property has never been marital residence of grantor.

Randy J. Shemin being one and the same as Randy Shemin

Unimproved ☐
This is improved ☒ property, known as 1416 Calvin Avenue, Nashvile, TN 37 206
(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.

Davidson County DEEDWARR
Recvd: 04/29/02 13:27 2pgs
Fees:13.00 Taxes:573.50
20020429-0052238

Witness my/our hand(s) this 25th day of April, 2002.

Randy Shemin

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 Randy J. Shemin, 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 25th day of April, 2002.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires: November 29, 2004

Deborah K. Devine

Deborah K. Devine Notary Public