WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Marion

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,800.00

Sherry L. Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2003.

Elke A. McKnight
Notary Public

MY COMMISSION EXPIRES: 10-10-2003
(AFFIX SEAL)

ELKE A. MCKNIGHT
MY COMMISSION # CC 877950
EXPIRES: October 10, 2003
Bonded Thru Notary Public Underwriters

Accelerated Title The Company
1321 Murfreesboro Pike Suite 125
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 06/24/03 10:53 2pgs
Fees:13.00 Taxes:295.26

20030624-0086654

THIS INSTRUMENT WAS PREPARED BY
ACCELERATED TITLE COMPANY
, 1321 Murfreesboro Pike, Suite 125 Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Brittain and wife, Patricia Brittain	DECISION ONE MORTGAGE COMPANY, LLC	136-10-A-35
(NAME)	(NAME)	
2841 Lake Forest Dr.	6060 J.A. Jones Drive Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 28287	
(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, Sherry L. Garrett a single women, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Brittain and wife, Patricia Brittain, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2841 Lake Forest Dr., Nashville, TN 37217
(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.

Witness my hand this **21st** day of April, 2003.

Sherry L. Garrett

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Marion

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: 10-10-2003

Notary Public

ELKE A. MCKNIGHT
MY COMMISSION # CC 877950
EXPIRES: October 10, 2003
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EXHIBIT A

Being Lot No. 14, Unit 14, Condominium Site Plan, Lots 11-14, 57-62, Section Three Priest Lake Forest, of record in Plat Book 5800, Page 161, Register' s Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sherry Garrett and Donald R. Benton by Deed from Sectary of Housing and Urban Development of record in Deed Book 8596, Page 196, Register's Office for said County.