WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/03 15:29 2pgs
Fees:13.00 Taxes:439.93

20031010-0150997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Judith C. Jack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2003.

Gail H. Hudson
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 11/26/05

(AFFIX SEAL)

GAIL H. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS ~~INSTRUMENT WAS PREPARED~~ BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Duhack	Finance America, LLC	50-3B-17
(NAME)	(NAME)	
1032 Mulberry Way	16802 Ashton Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37027	Irvine, CA 92606	
(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, Robert J. Beck and Sharon Ann Beck, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Duhack,_____ 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Mulberry Downs, Phase I, of record in Plat Book 7900, Pages 84 through 88, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 17 fronts 37.23 feet on the northeasterly margin of Mulberry Way and extends back 101.79 feet on the northwesterly line and 100.04 feet on the southeasterly line to a dead line in the rear measuring 50.89 feet thereon.

Being the same property conveyed to Robert J. Beck and his wife, Sharon Ann Beck, by deed of record in Book 8183, Page 547, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1032 Mulberry Way, Nashville, TN 37211
(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/our hand(s) this 1st day of October, 2003.

X Robert J. Beck
Robert J. Beck

X Sharon Ann Beck
Sharon Ann Beck

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 Robert J. Beck and Sharon Ann Beck with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2003.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006