Box 13 # 8252

WARRANTY DEED



My Commission Expires NOV 23, 2005

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(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
Daniel R. Sigmund	Decision One Mortgage Co, LLC.	62-2A-62
(NAME)	(NAME)	
2627 Paddle Wheel Drive	6060 J.A. Jones Dr. Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Thomas R. D'Arco, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel R. Sigmund, an unmarried man, 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. 56A, on the Plan of River Trace Estates, Phase I, Section I of record in Plat Book 8250, Page 995, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas R. D'Arco, by QuitClaim Deed dated May 4, 2004, from Barbara Maynard Friend, as of record in Instrument No. 20040512-0054857, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 08/04/04 14:31 2pgs
Fees:13.00 Taxes:388.50

20040804-0093741

unimproved ☐

This is improved ☒ property, known as 2627 Paddle Wheel Drive, 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 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 29th day of June, 2004.

Thomas R. D'Arco

STATE OF California

COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas R. D'Arco, 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 Riverside, California this 29th day of June, 2004.

Commission expires: December 18, 2007

Ingrid L Sciarra

Notary Public

INGRID L. SCIARRA
Comm. # 1457098
NOTARY PUBLIC - CALIFORNIA
San Bernardino County
My Comm. Expires Dec. 18, 2007