WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 12:59 2pgs
Fees:13.00 Taxes:447.70

20041202-0143689

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Derrick Winters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2004.

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Ste. B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Winters	America's Wholesale Lender	
(NAME)	(NAME)	
1707 Welcome Lane	P.O. Box 10212	73-13-181
(ADDRESS)	(ADDRESS)	
Nashville, TN	Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042427

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, LaToya N. Blair, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Derrick Winters, unmarried,** hereinafter called the GRANTEE, **his/her** 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. 103, on the Plan of Henderson Gardens, Section Two, of record in Plat Book 2900, page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to LaToya N. Blair by deed from Ben McWhorter, Jr. and wife, Dora Helen J. McWhorter dated August 29, 2003 and filed for record in Instrument No. 20030905-0129996, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1707 Welcome Lane, Nashville, TN 37216

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2004.

LaToya N. Blair

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within LaToya N. Blair, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that LaToya N. Blair executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of November, 2004.

Commission expires:

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Notary Public