WARRANTY DEED

(1)

Davidson County DEEDWARR
Recvd: 07/26/05 12:07 2 pgs
Fees:13.00 Taxes:569.80

20050726-0086807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Carl Evenson	Homecomings Financial Network, Inc.	147-14-0/169.00
(NAME)	(NAME)	
689 Candlestick Drive	2101 Rexford Road, Suite 168 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte, NC 28211	
(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, **Sara P. Mallard, a widow** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth C. Evenson,** 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:

Land in Davidson county, Tennessee being Lot No. 452 on the plan of Candlestick Farms section 4 of record in Plat Book 3600, page 71 register's Office of Davidson county, Tennessee said Lot 452 fronts 93 feet on the southwesterly margin of Candlestick Dr. and runs back between lines measuring 187.2 feet on the northwesterly side and 184.2 feet on the southeasterly side to a broken line in the rear on which it measures 73.9 feet.

Being the same property conveyed to Jesse C. Mallard and wife Sara P. Mallard from Morris and Morris Inc by Deed dated October 14th, 1965 and filed for record in Book 3947, page 794 Register's Office of Davidson County, Tennessee. The said Jesse C. Mallard having since died the property is vested to Sara P. Mallard, a widow.

The 2005 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all matters appearing on the plan of record in Plat Book 3600, page 71 Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 689 Candlestick Dr., 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 hand this 21st day of July, 2005.

Sara P. Mallard
Sara P. Mallard

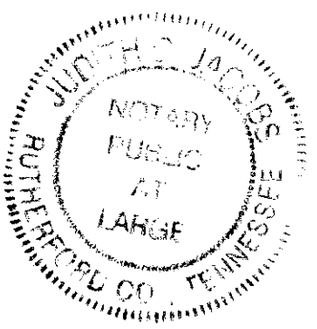
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Sara P. Mallard the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2005.

Commission expires: March 15, 2008



Judith C. Jacobs — Notary Public