WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$221,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/27/05 13:50 2 pgs
Fees:13.00 Taxes:821.03
20050727-0087627

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Askew	Mortgage Lenders Network USA, Inc.	**072-15-0 340.00**
(NAME)	(NAME)	
1515 Riverside Drive	213 Court Street	
(ADDRESS)	(ADDRESS)	**072-15-0 287.00**
Nashville, TN 37206	Middletown, CT 06457	
(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, **Patricia Loranger, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine Askew and husband, Brandon Askew,** 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 **1515 Riverside Drive, Nashville, TN 37206**
(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 18th day of July, 2005.

Patricia Loranger By Karen Hoff

Patricia Loranger, By: Karen Hoff - Power-Of-Attorney

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Karen Hoff,** with whom I am personally acquainted, and whom, upon oath, acknowledged **herself** to be the Power-Of-Attorney of Patricia Loranger, a single person and who executed the foregoing instrument as said Power-Of-Attorney for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2005.

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC

EXHIBIT A

Parcel A:
Land in the Fifteenth Civil District of Davidson County, Tennessee, being Lot No. 21 on the map of Sharpe & Horn's Sixth Addition, as of record in Book 332, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 105 feet on the east side of Riverside Drive and runs back between lines 371.5 feet on the north line and 412 feet on the south line, to dead line measuring 100 feet.

Parcel B:
Land in Davidson County, Tennessee, being Lot No. 20 in Sharpe & Horn's Addition, a subdivision of the John H. Turney Lands, as shown by the plan recorded in Book No. 332, page 118, Register's Office for Davidson County, Tennessee. The boundaries of which Lot No. 20 commence at a point in the Eastern side of the right-of-way of Riverside Drive, being the northwestern corner of the tract or parcel of land owned by C.E. Boyd and wife Harlie Rowena Boyd, and runs S. 83 Degrees, 29 Minutes E. a distance of 361.6 feet along a property line of C.E. Boyd and wife Harlie Rowena Boyd to a point; thence N. 4 Degrees 42 Minutes 30 Seconds E. 100 feet to a point, the southeastern corner of the tract or parcel of land owned by Evia Manier; thence N. 83 Degrees 29 Minutes W. along the property line of said Evia Manier, a distance of 327.73 feet to a point in the easter boundry of the right-of-way of said Riverside Drive a distance of 104.59 feet to the point or place of beginning. Containing .798 acres more or less.

Source of Description: Prior Correction Deed of Record

Being the same property conveyed to Patricia Loranger, a single person by Deed from Rowena Boyd of record in Book 11219, page 367 and corrected in Book 11425, page 887 said Register's Office. The Corrective Deed was recorded April 9, 1999 in the Register's Office for Davidson County, Tennessee