WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/18/05 08:07 2 pg
Fees:13.00 Taxes:407.00

20050818-0097939

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia R. Rodriguez	Bank of America	Map 133-11
(NAME)	(NAME)	
295 Elysian Fields Road	9000 Southside Boulevard, Suite 600	Parcel 75
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL 32256	
(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, **THE MAVIS G. SHARPTON REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYDIA R. RODRIGUEZ, UNMARRIED**, 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. 20 on the Plan of Valley View Meadows, Section 1, of record in Plat Book 3500, page 69, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to The Mavis G. Sharpton Revocable Living Trust by Quitclaim Deed dated June 7, 2000 from Mavis Sharpton of record in Instrument #20000609-0058027, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3500, page 69, said Register's Office; and (c) restrictive covenants of record in Book 4065, page 227 and Book 4082, page 106, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 295 Elysian Fields Road, 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 16th day of August, 2005.

The Mavis G. Sharpton Revocable Living Trust

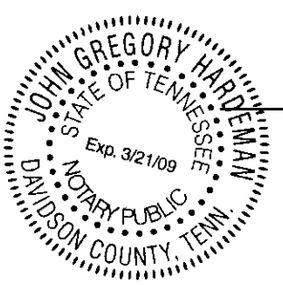
By: Mavis G. Sharpton
Mavis G. Sharpton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Mavis G. Sharpton with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Mavis G. Sharpton Revocable Living Trust, and who further acknowledged that she is authorized to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2005.

Commission expires:



Notary Public