WARRANTY DEED

BETH DUNKERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,618.00

Latoya Price
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2005.

Beth Dunkerson
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latoya Q. Price	Professional Mortgage Group, Inc.	149-2-O-A-48-CO
(NAME)	(NAME)	
1201 Lambeth Way	222 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, DENISE D. HENDRICK, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LATOYA Q. PRICE AND HUSBAND, ROBERT PRICE, 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 1201 Lambeth Way, Antioch, TN 37013

(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 August, 2005.

Davidson County DEEDWARR
Recvd: 08/31/05 14:09 2 pgs
Fees:13.00 Taxes:468.49
20050831-0104443

Denise D. Hendrick
Denise D. Hendrick

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DENISE D. HENDRICK, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 29th day of August, 2005.

My Commission expires: January 25, 2006

Beth Dunkerson
Beth Dunkerson Notary Public

BETH DUNKERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2006

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Piccadilly Square, Phase I, as of record in Book 5200, Pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description.

Subject to rights of others in an to common areas/elements; subject to lien for special assessment contained in DCCR's/Master Deed; and all matters of record and as shown in Plat Book 5200, page 720-722, all of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Denise D. Hendrick by Quitclaim Deed from Thomas M. Hendrick dated February 5, 1999 and recorded April 1, 1999 in Book 11413 and Page 52, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Denise Duncan Hendrick and husband, Thomas Mitch Hendrick by Special Warranty Deed from Lomas Mortgage USA, Inc., a Connecticut Corporation, formerly The Lomas and Hattleton Company dated August 10, 1988 and recorded August 11, 1988 in Book 7628 and Page 329, Register's Office for Davidson County, Tennessee.