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WARRANTY DEED

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Teresa L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TURNER P. WILLIAMS	AURORA LOAN SERVICING	**83-1-141**
(NAME) **1014 SHARPE AVENUE**	(NAME) POST OFFICE BOX 10422	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) VAN NUYS, CA 91410	
(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, **SHAWN SHIDELL and JULIE SHIDELL, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TURNER P. WILLIAMS**, 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:

Being the Easterly 50 feet of No. 21 on the Plan of W.H. Hyronemus Addition, of record in Plat Book 161, Page 174 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shawn Shidell by deed from Wachovia Bank, National Association, a National Banking Association, As Trustee for Long Beach Mortgage Loan Trust 2002-3, by Washington Mutual Bank, FA, of record in Instrument No. 20040702-0078829, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1014 SHARPE AVENUE, 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 **our hands** this **3rd day of November, 2005.**

SHAWN SHIDELL

JULIE SHIDELL

Davidson County DEEDWARR
Recvd: 11/09/05 08:08 2 pgs
Fees:13.00 Taxes:628.63

20051109-0135582

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **SHAWN SHIDELL and JULIE SHIDELL, husband and wife**, with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at **Nashville**, Tennessee this **3rd day of November, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008