WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: March 24, 2009

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA D. ROGERS
SUMNER COUNTY, TN

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

Davidson County DEEDWARR
Recvd: 01/05/06 09:15 2 pgs
Fees:13.00 Taxes:472.86

20060105-0001389

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda McClanahan	First National Bank of Arizona	
(NAME) 705 Wilsonwood Place	(NAME) 13840 Ballantyne Corporate Place	83-7-166
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Charlotte,, NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053451

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jim Sheorn and wife, Melissa Sheorn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda McClanahan**, hereinafter called the GRANTEE, **his/her** 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.26 erroneously referenced as Lot No. 28 on the Map of Rolling Acres No. Two Section Two, a plat of which is of record in Plat Book 1424, Page 74, Register's Office for Sumner County, Tennessee, to which reference is hereby made for further description of said property.

Property commonly known as: 705 Wilsonwood Place, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Jim Sheorn and wife, Melissa Sheorn by Warranty Deed from James Stacey and wife, Christa Maria Stacey dated September 26, 2005 for a consideration of $92,500.00of record at Instrument No. 20050928-0116458, and further conveyed to James Stacey by Warranty Deed from Addie Lee Craig Estate of record in Book 8828, page 691 dated December 17, 1992, for a consideration of $56,900.00 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 Wilsonwood Place, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of December, 2005.

Jim Sheorn

Melissa Sheorn

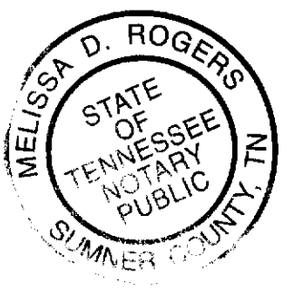
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jim Sheorn and wife, Melissa Sheorn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jim Sheorn and wife, Melissa Sheorn executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 30th day of December, 2005.

Commission expires: March 24, 2009



Melissa D. Rogers

Melissa D. Rogers Notary Public