File No. 260100834

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/06/06 10:23 2 pgs
Fees:13.00 Taxes:295.63

20060206-0014349

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Ann Clark	Ownit Mortgage Solutions, Inc	Map 150-02-0-128.00
(NAME) 3124 Justin Court	(NAME) 11700 Great Oaks Way Suite 360	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Alpharetta, Georgia 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy Goldstein and Kelly McNamee, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce Ann Clark, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 23-B, Zone Lot Division, Lots 13,14, 23 & 24, Justin Towne, Section Two, Resubdivision of Lots 13 thru 26, as shown by plat of record in Plat Book 5200, Page 528 as amended in Book 5200, Page 588, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nancy Goldstein and Kelly McNamee by deed from Bank of New York, as Trustee of record in Instrument # 20041028-0129580, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6067, Page 474, 6069/33 and 6116/154, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3124 Justin Court, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HER 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/our hand(s) this 30th day of January, 2006.

Nancy Goldstein by: Kelly McNamee atty-in-fact

Nancy Goldstein, by Kelly McNamee her attorney-in-fact

Kelly McNamee

Kelly McNamee

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand at office this 30th day of January, 2006.

Commission expires:

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

Jessica Talbott

Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kelly McNamee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy Goldstein, as Attorney In Fact, under Power of Attorney bearing Inst. No. 20060206.0014348, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Nancy Goldstein, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 30th day of January, 2006.

My Commission Expires:

Jessica Talbott

Notary Public

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24 2008

File Number: 260100834

RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122