WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF KNOX

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY 2006

Notary Public

MY COMMISSION EXPIRES: 9/8/09
(AFFIX SEAL)

M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

PLEASE RETURN TO:
Southeastern Title & Escrow
9041 Executive Park Dr., Suite 703
Knoxville, TN 37923

THIS INSTRUMENT WAS PREPARED BY
Park Place Title & Escrow, 9041 Executive Park Drive, Knoxville, TN 37923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA LAWRENCE	New Century Mortgage Corporation,	07303007700
(NAME)	(NAME)	
2514 TIMWOOD DRIVE	P. O. Box 11052	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Orange, CA 92856-8152	
(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, KAREN S. REILLY, N/K/A KAREN S. DENABURG,*~~and husband SCOTT DENABURG~~, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA LAWRENCE, an unmarried person, 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:

*MARRIED

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 2514 TIMWOOD DRIVE, NASHVILLE, TN 37214
(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 28TH day of FEBRUARY 2006

KAREN S. DENABURG

~~SCOTT DENABURG~~

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February 2006, before me personally appeared KAREN S. DENABURG ~~and husband SCOTT DENABURG~~ to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Knoxville, Tennessee this 28TH day of FEBRUARY 2006

Commission expires:

Notary Public

JAY E. SCOTT NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
COMM EXPIRES JUNE 2, 2007

Davidson County DEEDWARR
Recvd: 03/07/06 11:59 2 pgs
Fees:13.00 Taxes:536.50

20060307-0026278

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Sutherland Heights, Section 1, of record in Book 2330, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 18 fronts 105 feet on the westerly side of Timwood Drive and extends back between lines 207.6 feet on the northerly side and 195.0 feet on the southerly side to a dead line in the rear on which it measures 92.2 feet.

Subject to all matters appearing on the plat of record in Plat Book 2330, Page 127, and any restrictions, easements or setback lines ancillary thereto, said Register's Office.

Subject to 40-foot front setback line, said Register's Office.

Subject to Utility Easement along rear lot line, said Register's Office.

Being the same property conveyed to Karen S. Reilly by Warranty Deed from Robert V. Kolbe and wife, Charlotte G. Kolbe, dated 10/28/98 and recorded 10/29/98 in Book 1176, Page 925, said Register's Office.

This conveyance is made subject to 1) any and all restrictions and or easements 2) zoning regulations 3) taxes that have been assumed by the Grantee herein.

Persuant to T.C.A. Section 26-2-301, Grantors state that this property has never been used as a principal place of residencey for grantors, their spouses or dependants, therefore, the spouse of grantors do not have any marital or homestead interest in the propertyand Grantors are the sole owners.