File No. 260300100

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/06 11:24 2 pgs
Fees:13.00 Taxes:342.25
20060314-0029188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Rodrell L Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MARCH, 2006.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 07/21/07

THIS INSTRUMENT WAS PREPARED BY
Castleman Witt
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodrell L. Ford	Ownit Mortgage Solutions, Inc	072-01-0-086.00
(NAME) 2540 Slaydon Drive	(NAME) 11700 Great Oaks Way Suite 360	
(ADDRESS) Nashville, TN 37207	(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, **Calvin K. McLaurine, and wife, Mary E. McLaurine**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodrell L. Ford, unmarried, and Latia Murphy, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 611 on the Final Plat of Shepardwood Subdivision Section 6 of record in Plat Book 6900, Page 753, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Calvin K. McLaurine, married, by deed dated 03/24/2000 from Lavonzel Y. Brown, an unmarried person, of record in Instrument No. 200003290031131, Register's Office for Davidson County, Tennessee.

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 2540 Slaydon Drive, Nashville, TN 37207
(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), THEIR 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), 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/our hand(s) this 9th day of March, 2006.

Calvin K. McLaurine

Mary E. McLaurine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and Official seal this 9th day of March, 2006.

Commission expires: 07/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 260300100

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072