(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/24/2009
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/23/06 12:56 2 pgs
Fees:13.00 Taxes:976.80
20060323-0033389

KELLY A. GADKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Sprouse	SunTrust Mortgage, Inc.	39-210
(NAME)	(NAME)	
3525 Huntland Drive	201 4th Ave. No.	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Nashville, TN 37219	
(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, Shannon Dievendorf, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Sprouse and wife, Jocelyn Sprouse, 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:

Land in Davidson County, Tennessee, being Lot No. 16, Resubdivision of Reserve Parcels, B, C, and D, Hickory Hollow, as of record in Plat Book 4675, Page 152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lynn A. Dievendorf, by deed of record in Instrument No. 20011105-0120951, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Shannon Dievendorf, by Quit Claim deed of record in Instrument No. 20060323-0033388, Register's Office for Davidson County, Tennessee.

Lynn A. Dievendorf joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Lynn Dievendorf by Shannon Dievenforf as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060323-0033387, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3525 Huntland Drive, Whites Creek, TN 37189

(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 my hand this 22nd day of March, 2006.

Shannon Dievendorf

Lynn A. Dievendorf
By: Shannon Dievendorf
his attorney in fact

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 Shannon Dievendorf with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 22nd day of March, 2006, before me personally appeared Shannon Dievendorf, the person who executed the foregoing instrument on behalf of Lynn A. Dievendorf and who acknowledged that she executed the same as the free act and deed of the said Lynn A. Dievendorf, through Power of Attorney granted her by the said Lynn A. Dievendorf.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of March, 2006.

Commission expires:

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County