BOX 13 # 11248

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25217-03-2006**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is: $145,100.00. Affiant Subscribed and sworn to before me this 24th day of March, 2006. Notary Public My Commission Expires: 2/22/2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXPIRES RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eric Mims 5940 New Hope Court Hermitage, TN 37076	~~New Owners~~ First Tennessee Home Loans 2525 W END Ave, Ste 350 NASHVILLE, TN 37203	Map No.098.05-0 Parcel No. 036.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon C. Randolph**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Mims, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* A

This is improved property located at 5940 New Hope Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of March, 2006.

Sharon C. Randolph

Sharon C. Randolph

~~STATE OF TENNESSEE, COUNTY OF DAVIDSON~~ SS.:

Personally appeared ~~before me~~, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Sharon C.~~ **Randolph**, 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 purposes~~ therein contained.

Witness my hand, at office, this 24th day of March, 2006.

Notary Public

~~My Commission Expires:~~

See Attached Notary

Davidson County DEEDWARR
Recvd: 04/12/06 15:02 3 pgs
Fees:18.00 Taxes:536.87

20060412-0042213

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On March 22, 2006 (Date), before me, Deborah Ann O'Neal (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Sharon C. Randolph (Name(s) of Signer(s)),

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Deborah Ann O'Neal
Signature of Notary Public

DEBORAH ANN ONEAL
Commission # 1594481
Notary Public - California
Los Angeles County
My Comm. Expires Jul 22, 2009

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: March 22, 2006 Number of Pages: 12
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer
Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Lake Park Subdivision, Section 5, as of record in Book 4660, page 198, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald A. Randolph and wife, Sharon C. Randolph by Deed dated, May 23, 2001 from Gary R. Davis and wife, Lisa A. Davis of record in Instrument No. 20010618-0064078, Register's Office for Davidson County, Tennessee. Ronald A. Randolph and Sharon C. Randolph have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 05D1724, dated November 29, 2005. Ronald A. Randolph has conveyed his interest in said property to Sharon C. Randolph by Quitclaim Deed of record as Instrument No. 20051129-0143323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 5018, page 630, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Lake Park Homeowner's Association, Inc. of record in Book 9949, page 538, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4660, page 198, Register's Office for Davidson County, Tennessee