WARRANTY DEED

RETURN TO:
Prepared By:
Morrison Title , Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: March 22, 2008.

NICHOLAS SHELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
, 2702 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Hoadley	Americas Wholesal Lenders, ISAOA/ATIMA	147.05-0-192.00
(NAME) 4925 Danby Dr	(NAME) MSN SV22	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Van Nuys, CA 91410-0212	
(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, William R. Tice Jr. and Richard B. Tice and Sondra T. Bunger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent Hoadley, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4925 Danby Dr., Nashville, TN 37211
(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 16th day of December, 2005.

Sondra T. Bunger

Sondra T. Bunger

William R. Tice Jr.

Richard B. Tice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

* SONDRA T BUNGER, WILLIAM R TICE, RICHARD B. TICE

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

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2005.

Commission expires: March 22, 2008

Nickolas Shelton

Notary Public

NICHOLAS SHELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

Davidson County DEEDWARR
Recvd: 04/27/06 15:48 2 pgs
Fees:13.00 Taxes:680.80

20060427-0048588

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Caldwell Country Estates of record in Book 2663, Pages 68 and 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Tice, Jr., Richard B. Tice and Sondra T. Bunger by deed from Elizabeth J. Martin, unmarried, executed 02/01/96 and filed for record on 02/05/96 in Book 9937, Page 589, Register's Office for Davidson County, Tennessee. Pursuant to the terms of a divorce settlement – Wilson County General Sessions Court, Case No. 12560-DV, Jessica R. Tice conveyed to Richard B. Tice all her right, title and interest in subject property by Quitclaim Deed filed 03/23/04 in Instrument No. 20040323-0032639, Register's Office for Davidson County, Tennessee.

4925 Danby Dr.
Nashville, TN 37211