WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/06 15:31 2 pgs
Fees:13.00 Taxes:425.50

20060607-0067836

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

James Eric Landrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006.

Vicki Benjamin
Notary Public

MY COMMISSION EXPIRES: 2/3/10
(AFFIX SEAL)

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Eric Landrum	Realty Mortgage Corporation	
(NAME)	(NAME)	
931 Warren Street	7000 Executive Center Drive	81-16-701
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20061190

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Amy M. Hooks**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **James Eric Landrum and Mary Helen Roberts-Landrum, Husband and Wife**, hereinafter called the GRANTEE, **his/her** 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 931 Warren Street, Nashville, TN 37208

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of May, 2006.

Amy M. Hooks

Amy M. Hooks

Tyler Hooks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 31st day of May, 2006.

Commission expires:
2/3/10

Vicki Benjamin
Notary Public

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

* and husband, Tyler Hooks

EXHIBIT A

Land in Davidson County, Tennessee, being a portion of Lot 14 and a portion of Lot 15, on the Plan of CM Holt Plan, as shown by plat of record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee.

Property commonly known as: 931 Warren Avenue, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Amy M. Hooks, a married woman by Warranty Deed from Fresh Start HomeVantage, LLC dated June 22, 2005 of record at Instrument No. 20050628-0074265, Register's Office for Davidson County, Tennessee.