File No. 260600667

WARRANTY DEED

ELIZABETH C. DUNLAP Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-20-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 07/13/06 09:59 2 pgs
Fees:13.00 Taxes:307.10
20060713-0084334

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sterling Sweeney and Scarlett Newton	EquiFirst Corporation	150-07-0-268
(NAME) 3334 Oak Trees Court	(NAME) 500 Forest Point Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, North Carolina 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **DEBRA MICHELLE BOILEAU-TROXLER AND HUSBAND, KENNETH PAUL TROXLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STERLING SWEENEY, UNMARRIED AND SCARLETT NEWTON, UNMARRIED AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEES, THIER 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 all of Lot No. 50A, on the Plan of Zone Lot Division, Lot No. 42, Section 2 and Lot No. 50, Section 3, Lake Shore, as shown by plat appearing of record in Plat Book 5200, Page 608 amended in Book 6250, Page 603, corrected in Book 6707, Page 855, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Debra Michele Boileau, unmarried woman by Warranty Deed dated September 28, 2000 of record in Instrument No. 20001004-0098307, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6063, Page 351, Book 6112, Page 546 and Book 6230, Page 385; Sanitary Sewer Easement of record in Book 6247, Page 199; all matters shown on the plan of record in Plat Book 5200, Page 608 amended in Book 6250, Page 603 and corrected in Book 6707, Page 855; all in the 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 3334 Oak Trees Court, Antioch, TN 37013
(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, thier 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, thier 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 30th day of June, 2006.

Debra Michele Boileau-Troxler

Kenneth Paul Troxler

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Debra Michele Boileau-Troxler and husband, Kenneth Paul Troxler, the bargainors, 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 at office this 30th day of June, 2006.

Commission expires:

Notary Public

ELIZABETH C. DUNLAP
Notary At Large
RUTHERFORD COUNTY, TN

File Number: 260600667

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129