WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Eva Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2006.

Maryanna Gould
Notary Public

MY COMMISSION EXPIRES: 2/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Sharpe	Americas Wholesalelender	150-8-152
(NAME)	(NAME)	
1124 Burlingame Ct.	750 Old Hickory Blvd. Ste 180	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37027	Brentwood, TN 37027	
(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, Terry DeSelms, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen E. Sharpe* 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:

*and wife, Jennifer E. Sharpe

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Somerset, Phase I of record in Plat Book 6900, Pages 691 and 692, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry DeSelms, by Warranty Deed dated January 9, 2006 from Deborah Kay McDonald as trustee of the Murry Agusto Trust of record in Instrument No. 20060110-0003859 and Re-Recorded in Instrument No. 20060119-0007448, Register's Office for Davidson County, Tennessee. Also being the same property as conveyed to Deborah Kay McDonald as trustee of the Murray Agusto Trust by Warranty Deed dated December 12, 1996, from Chinyere Onwubiko and Ngozi Onwubiko, as of record in Book 10291, Page 843, Register's Office for Davidson County, Tennessee.

The subject property was never used as the marital residence of the Grantor and/or the Grantors spouse.

This conveyance is subject to any and all existing restrictions and easements of record.

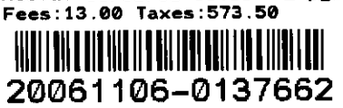
unimproved ☐

This is improved ☒ property, known as 1124 Burlingame 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, 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.

Davidson County DEEDWARR
Recvd: 11/06/06 10:33 2 pgs
Fees:13.00 Taxes:573.50



20061106-0137662

Witness my hand this 31 day of October, 2006.

Terry DeSelms

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 Terry DeSelms, 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 31 day of October, 2006.

Commission expires:
11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
12384