(1)

WARRANTY DEED 10398	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,800.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF FEBRUARY, 2007** Notary Public MY COMMISSION EXPIRES: 1/26/08 (AFFIX SEAL)

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Mashburn	PHH Mortgage Corporation	**147-03-0 004.00**
(NAME) **4848 Sheffield Drive**	(NAME) 3000 Leadenhall Road	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Mt. Laurel, NJ 08054	
(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, **Joan L. Sprague, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James D. Mashburn and wife Stacy D. Mashburn**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **8** on the Plan of **Elysian Park**, Section 2 of record in Plat Book **2854**, Page **40**, and amended in Book 5317, page 428, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Joan L. Sprague and Gerald M. Sprague** by deed of record in Book 4613, Page 529, Register's Office for **Davidson** County, Tennessee.

Final Divorce Decree recorded in Instrument No. 20070306 0027446 said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Joan L. Sprague and Joan H. Sprague are one and the same person.

unimproved ☐

This is improved ☒ property, known as **4848 Sheffield Drive, 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.

Davidson County DEEDWARR
Recvd: 03/06/07 10:08 2 pgs
Fees:13.00 Taxes:694.86
20070306-0027447

Witness **my/our hand(s)** this **28th day of February, 2007**.

Joan L. Sprague

Joan L. Sprague

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 Joan Sprague the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of February, 2007.

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN