WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

L.A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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: C	MAP-PARCEL NUMBERS
Kimberly Clonce	Countrywide Home Loans	141-12-C-52
(NAME)	(NAME)	
7441 River Bend Circle	4500 Park Granada MSN SV B314	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Calabasas CA 91302-1613	
(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, John Tharpe and Mary Jane Tharpe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Clonce, Trustee of the Roobyroo Trust Agreement dated February 28, 2007, 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:

* Revocable *

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of River Bend of record in Book 6900, Page 504 and 505 and amended in Book 7465, Page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to A. John Tharpe and wife, Mary Jane Tharpe, by Warranty Deed dated July 29, 2003, from Martha C. Neuhoff Houston, an unmarried person, as of record in Instrument No. 20030731-0108666, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of A. John Tharpe and Mary Jane Tharpe by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070312-0030151, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 7441 River Bend Circle, Nashville, TN 37221

(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: 03/12/07 13:43 2 pgs
Fees:12.00 Taxes:0.00

20070312-0030152

Witness our hands this 28th day of February, 2007.

John Tharpe
By: Terry DeSelms as his Attorney-in-Fact.

Mary Jane Tharpe
By: Terry DeSelms as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of February, 2007 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of A. John Tharpe and Mary Jane Tharpe, and acknowledged that he executed the same as the free act and deed of the said A. John Tharpe and Mary Jane Tharpe, through Power of Attorney granted Terry DeSelms by the said A. John Tharpe and Mary Jane Tharpe.

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

Commission expires: November 14, 2009

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY