WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Pitchford	Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.)	92-02-0/345.00
(NAME)	(NAME)	
2416 Meharry Blvd.	2101 Rexford, Suite 250 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/22/07 12:33 2 pgs
Fees:13.00 Taxes:739.63

20070322-0034926

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, Anthony.Desoto and Michelle.Desoto, **husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Pitchford and wife, Amy Pitchford**, 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:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being the south part of an unnumbered tract lying between Lots 8 and 9 on the plat of Bransford Realty Co.'s Subdivision of certain lots in E. T. Holman's Subdivision, of record in Book 421, Page 90, RODCT, and further described according to survey by John B. Kohl, III, dated 11/30/83, as follows: Beginning at a point in the northerly margin of Heffernan Street, now known as Meharry Boulevard, said point being the southwesterly corner of Lot No. 8 on said plan; thence with the westerly line of Lot No. 8 N.177.73 feet to a point in the southerly margin of an alley; thence, with the margin of said alley west 32.83 feet to a point in the southeasterly margin of the I-40 right of way; thence with the margin of said I-40 right of way southwest 17.92 feet to a point in the easterly line of Lot No. 9 on said plan; thence with the easterly line of Lot No. 9 S 171.93 feet to a point in the northerly margin of said Meharry Boulevard; thence, with said northerly margin east 50 feet to the point of beginning.

Being the same property conveyed to Rebecca Howell by deed from Murphy Goodman dated February 10th, 2003 and filed for record in Instrument No. 20030212-0019268, in the Register's Office for Davidson County, Tennessee and further conveyed to Anthony A. DeSoto and Michelle A. DeSoto, husband and wife by Warranty Deed from Rebecca M. Howell, unmarried dated February 27th, 2006 and filed for record in Instrument No. 20060301-0023883, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in the Register's Office for Davidson County,Tennessee.

Subject to any and all matters appearing of record in Plat of record in Book 421, Page 90,in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, Setback lines, building restriction, easements, chaters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for Davidson County, Tennessee.

The 2007 County Taxes have been prorated and assumed by the Grantor

unimproved ☐

This is improved ☒ property, known as 2416 Meharry Blvd., 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 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.

Witness our hands this 14th day of March, 2007.

Anthony DeSoto by Darrell Robertson his attorney in fact
Anthony Desoto

Michelle DeSoto by Darrell Robertson her attorney in fact
Michelle DeSoto

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 14th day of March, 2007 before me personally appeared Darrell Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anthony Desoto and Michelle Desoto, and who acknowledged that he executed the same as the free act and deed of the said Anthony Desoto and Michelle Desoto by virtue of that Power of Attorney, duly executed by the said Anthony Desoto and Michelle Desoto and appearing of record in Instrument NO. * 20070322-0034924 + 20070322-0034925 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN