WARRANTY DEED

File Number: 70098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Oriana Edmondson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF MARCH 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaShonda Corley	Family First Mortgage Corp.	150-14-O-A-92-CO
(NAME)	(NAME)	
4136 Pleasant Colony Dr.	33 Old King Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Palm Coast, FL 32137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/02/07 13:36 2 pgs
Fees:13.00 Taxes:451.40

20070402-0039006

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, Oriana D. Henderson, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaShonda Corley, unmarried 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. 709, on the Plan of Calumet, Phase 7, of record in Plat Book 9700, Page628, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Oriana D. Henderson, unmarried by Warranty Deed from James T. McLean, Sr. dated July 2, 2001, recorded in Instrument #20010709-0072631, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 10848, Page 873, Register's Office of said County.

Subject to all matters of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to Misc easements and intrusions Charter for HOA in Book 7572, Page 594, and in Book 7682, Page 565, Register's Office for said County.

Subject to Storm Water Detention Agreement in Book 10835, Page 421, Register's Office for said County.

Subject to Deed of Conveyance in Book 7797, Pages 469 and 500, Register's Office for said County.

Subject to By-Laws of record in Book 11356, Page 224 and in Book 7566, Page 678, Register's Office for said County.

unimproved ☐
This is improved ■ property, known as 4136 Pleasant Colony Dr., 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.

Witness my hand this 22nd day of March 2007.

Oriana D. Henderson

Oriana D. Henderson

STATE OF ~~TENNESSEE~~ Texas COUNTY OF ~~DAVIDSON~~ Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Oriana D. Henderson, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 22nd day of March 2007.

Commission expires: ~~November 22, 2010~~ 08/19/08

~~Sandra Golden Woods~~ Notary Public

Alexander Martinez

ALEXANDER MARTINEZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-19-08