WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DAWN D. CHASE My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/05/07 14:37 2 pg
Fees:13.00 Taxes:669.70

20070405-0041155

20070078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Duncan	Residential Loan Centers of America, Inc.	Map 063-16, Group A, Parcel 20.00
(NAME)	(NAME)	
1752 Aaronwood Drive	2350 E. Devon Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Des Plaines, IL 60018	
(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, Joseph R. Loftus and wife, Wanda R. Loftus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Duncan, married, 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:

Being Lot No. 50 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550-552, and Certificate of Correction of record in Book 7642, Page 445 and Book 8110, Page 401, and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph R. Loftus and Wanda R. Loftus, husband and wife, by Warranty Deed dated December 30, 1999 from Brian K. Westrum and wife, Cathy E. Westrum, of record in Instrument Number 20000112-0004334, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1752 Aaronwood Drive, Old Hickory, TN 37138

(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 30th day of March, 2007.

Joseph R. Loftus
By Brittany Simonelic
Attorney in fact

Wanda R. Loftus
By Brittany Simonelic
Attorney in fact

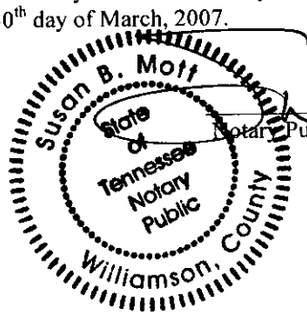
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brittany Simonelic, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Joseph R. Loftus, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Joseph R. Loftus. Witness my hand and Notarial Seal this 30th day of March, 2007.

Susan B. Mott

Notary Public

My Commission Expires: 1-16-08



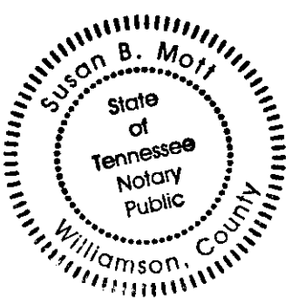
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brittany Simonelic, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Wanda R. Loftus, and acknowledged that she execute the same by Power of Attorney, as the free act and deed of said Wanda R. Loftus. Witness my hand and Notarial Seal this 30th day of March, 2007.

Susan B. Mott

Notary Public

My Commission Expires: 1-16-08



RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027