WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2007.

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 04/12/07 12:59 2 pgs
Fees:13.00 Taxes:419.21
20070412-0044107

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
Frank Foley	Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.)	071-02-0/051.00
(NAME)	(NAME)	
1222 Avondale Circle	2101 Rexford, Suite 250 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Charlotte, NC 28211	
(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, **Equity Mortgage, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Foley, 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, and more particularly described as follows:

Being Lot No. 21 as shown on the Map entitled E. C. Scruggs First Avondale Plan, of record in Plat Book 161, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Willie D. Jackson by Warranty Deed from Cameroon Properties, LLC, a Tennessee Equity Mortgage, Inc., a Tennessee Corporation dated June 17th, 2004 and filed for record in Instrument No. 20040622-0073379, in the Register's Office for Davidson County, Tennessee, and further conveyed to Equity Mortgage, Inc. a Tennessee Corporation by Quit Claim Deed from Willie D. Jackson dated May 27th, 2005, and filed for record in Instrument No. ~~20050614-007799~~, in the Register's Office for Davidson County, Tennessee.

↓ 20050614-0067799

Subject to any and all matters as shown on the Plan of Record in Plat Book 161, Page 13, in the Register'sOffice for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

The 2007 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 1222 Avondale Circle, Nasvhille, TN 37207
(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 10th day of April, 2007.

Equity Mortgage, Inc., a Tennessee Corporation

By:

Its: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Trey Lewis, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice Pres. of Equity Mortgage, Inc., a Tennessee Corporation the within named bargainer, a corporation and that he/ she as such Vice President being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

