WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci Shamburger	HomeBanc Mortgage Corp.	142-07-0-E 102.00 CO
(NAME)	(NAME)	
7245 Highway 70 South # 102	215 Centerview Drive, Suite 360	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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, Jeffrey Wade Pettit, umarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Traci Shamburger, 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:

SEE ATTACHED EXHIBIT A

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 7245 Highway 70 South # 102, 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.

Witness our hands this 29th day of June, 2007.

Jeffrey Wade Pettit by Robilyn M. Pettit, Attorney in Fact

Jeffrey Wade Pettit by Robilyn M. Pettit, Attorney in Fact

Davidson County DEEDWARR
Recvd: 07/06/07 10:25 3 pgs
Fees:18.00 Taxes:495.80

20070706-0080649

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robilyn M. Pettit, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jeffrey Wade Pettit, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Jeffrey Wade Pettit. Witness my hand and Notarial Seal this 29th day of June, 2007.

Kim Stubblefield
Notary Public

My Commission Expires: 1-31-2010

KIM STUBBLEFIELD
MY COMMISSION EXPIRES
January 31, 2010

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Land in Davidson County Tennessee, being Unit No. 102 of the Belle Glen Condominiums, a horizontal property regime created under Title 66, Section 27-101et seq, as amended, Tennessee Code Annotated and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, Page 361, and as amended by First Amendment of record in 11156, page 478, and by second Amendment of record in Book 11186, Page 935, Registers Office for Davidson County Tennessee.

Being the same property conveyed to Jeffrey Wade Pettit by Deed from D. Bergen White, unmarried, dated 09-24-2004, recorded in Instrument No. 20040928-0116525, said Registers Office.