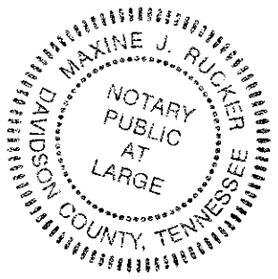
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Jarel L. McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2007.

Mary J. Rucker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow., 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matia A. Pryor	GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation	071-04-0-221.00
(NAME)	(NAME)	
2406 Oakwood Avenue	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Horsham, PA 19044-0963	
(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, Felecia L. Rucker, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matia A. Pryor, an unmarried woman and Lovie A. Pryor, a married woman, 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. 4, on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Page 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Felecia L. Rucker, an unmarried woman, by Warranty Deed dated February 28, 2003 from Wanda Jackson of record in Instrument No. 20030312-0032675, said Warranty Deed has since been re-recorded in Instrument No 20031022-0156291 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 07/16/07 13:53 3 pgs
Fees:18.00 Taxes:390.35
20070716-0084410

unimproved ☐

This is improved ☒ property, known as 2406 Oakwood Avenue, Nashville, 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 12th day of July, 2007.

Felecia L. Rucker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felecia L. Rucker, 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 12th day of July, 2007.

Commission expires:

Tabitha N. Gilmore
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/14/2009
DAVIDSON COUNTY

Notary Public

I, Janel McAlister do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Janel McAlister, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Bucker

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

Notary's Seal (If on paper)

MAXINE J. BUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE