File No. 280800875

WARRANTY DEED

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 7/01/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 09/11/08 13:31 2 pgs
Fees:13.00 Taxes:532.43

20080911-0093151

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Tompkins	Residential Loan Centers of America	082-03-0-141.0
(NAME) 205 Cleveland Street	Des Plaines, IL (NAME) 60018 2700 S. River Rd., Ste. 400	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Des Plaines, IL 60018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Ronald L. Warren, an unmarried man**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Eric Tompkins and wife, Dionne Tompkins**, 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. 5 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Affordable Dreambuilders Inc. c/o D.F. Brandon, by Final Decree Confirming Sale from Chancery Court for Davidson County, Tennessee of record in Instrument 20021119-0143497, dated November 1, 2002 and filed for record on November 19, 2002, Register's Office for Davidson County, Tennessee. Default Judgment of record in Instrument Number 20051122-0140957 and in Instrument Number 20061122-0145297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald L. Warren, an unmarried person, by Warranty Deed from Patrick L. Brandon, an unmarried person, of record in Instrument 20061212-0153130, dated December 8, 2006 and filed for record on December 12, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: all matters as set forth per Plat Book 332, Page 40, Register's for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 205 Cleveland Street, 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/our hands this 5th day of September, 2008.

Ronald L. Warren

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Warren the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of September, 2008.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 280800875

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075