WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/09 12:12 2 pgs
Fees:13.00 Taxes:675.25
20090203-0009153

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th day of January, 2009

Notary Public

My Commission Expires: June 20, 2011 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RUPA DELOACH and JONATHAN DELOACH	EquiFirst Corporation	98-05-0-A
(NAME) 6231 Hampton Hall Way	(NAME) 500 Forest Point Circle	83.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM H. IVIE and wife, SHANNON F. IVIE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUPA DELOACH and JONATHAN DELOACH, wife and husband**, hereinafter called the Grantee(s), 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. 131, on the Plan of Hampton Hall, A Planned Unit Development, Section Three, of record in Book 9700, Page 898, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to WILLIAM H. IVIE AND WIFE, SHANNON F. IVIE, by Deed from RUSSELL L. TITSWORTH AND AVA C. TITSWORTH, of record in Instrument No. 20040503-0050246, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Hampton Hall, of record in Book 10278, Page 257; Book 10301, Page 184; Book 10444, Page 460; Book 10640, Page 947; Book 11372, Page 852 and Book 11595, Page 390, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 6231 Hampton Hall Way, Hermitage, TN, 37076.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 20th day of January, 2009

William H Ivie
WILLIAM H. IVIE

Shannon F. Ivie
SHANNON F. IVIE

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 WILLIAM H. IVIE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

* and Shannon F. Ivie

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of January, 2009.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of January, 2009, before me personally appeared WILLIAM H. IVIE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SHANNON F. IVIE, and acknowledged that he executed the same as the free act and deed of the said SHANNON F. IVIE.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of January, 2009.

My Commission Expires: 01/03/11

Notary Public

I, the undersigned, 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.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~01/03/11~~ July 16, 2011

Notary Public

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN