SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100079033 DEEDWARRSP
Recvd: 12/15/10 16:23 2 pgs
Fees:13.00 Taxes:138.75
20101215-0099865

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARIAL SEAL STATE OF OHIO

DOREEN R. MULLEN
Notary Public, State of Ohio
My Commission Expires
April 30, 2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Van Dine	Sherry Van Dine	150-02-0 392.00/
(NAME)	(NAME)	
806 Lake Terrace Drive	806 Lake Terrace Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, **Homesales, Inc.**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Sherry Van Dine,** single.
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 39-B of the Zone Lot Division of Lots Nos. 16, 17, 25 thru 33, and 37 thru 45, on the Plan of Harbor Gate, Section One Revised, of record in Plat Book 6250, Page 638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer Jones, unmarried, from Robert Brian Wray, unmarried, by Warranty Deed dated November 22, 2004, recorded November 30, 2004 in Instrument No. 20041130-0141800, Register's Office for Davidson County, Tennessee.
AND SUBSEQUENTLY CONVEYED TO GRANTEE HEREIN AT INST. # 20100719-0056324.

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 ☒ property, known as 806 Lake Terrace Drive Nashville 37217
improved
(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Sherry Van Dine, and his/her/their assigns, forever.

Said **Homesales, Inc.**, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Homesales, Inc.**.

., has executed this deed this 12/2/10

For the property commonly known as:
806 Lake Terrace Drive
Nashville, TN 37217

HOMESALES, INC. CORPORATE SEAL 2004 DELAWARE

Homesales, Inc.

Tiffany Skaife
Vice President

STATE OF Texas

COUNTY OF Denton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tiffany Skaife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12/2/10

Commission expires:

Notary Public

NOTARY PUBLIC STATE OF TEXAS
ANETRICE N. WILSON
Notary Public. State of Texas
My Commission Expires
August 19, 2014

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11637