WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Stephen D. Sargent and Sharon Sargent** **1517 White Pine Court** **Nashville, Tennessee 37214**	SEND TAX BILLS TO: PHH Mortgage Corp 1 Mortgage Way Mt Laurel NJ 08054	MAP-PARCEL NUMBERS: **108040B02800CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KAREN PULLEY, married

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

STEPHEN D. SARGENT and wife, SHARON SARGENT

HEREINAFTER called the GRANTEE, his 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. 28 on the Final Plan of White Pine Estates, a Residential Planned Unit Development of record in Instrument No. 20000713-0069319, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karen Pulley by quitclaim deed from Kristin N. Springer, a/k/a Kristi Springer, and Phillip D. Springer, a/k/a Philip D. Springer, of record in Instrument No. 20100114-0003410 and corrected in the Corrective Deed of record in Instrument No. 20110105-0001366 in the Register's Office for Davidson County, Tennessee.

This property is investment property and has never been used as marital property by the grantor herein.

This is improved property known as **1517 White Pine Court, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 29th day of December, 2010.

Karen Pulley
KAREN PULLEY

BILL GARRETT, Davidson County
Trans:T20110000981 DEEDWARR
Recvd: 01/05/11 10:26 2 pgs
Fees:13.00 Taxes:599.40
20110105-0001367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KAREN PULLEY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of December, 2010.

TARA HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-4-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $162,000.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.