BILL GARRETT, Davidson County
Trans:T20110049774 DEEDWARR
Recvd: 08/15/11 10:19 2 pgs
Fees:13.00 Taxes:555.00
20110815-0062666

WARRANTY DEED

G-ZR-11-6201

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

Rutherford County Tennessee Notary Public
Rebecca A. Dodd State

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville,.TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha M. Sheffield	Nation Star Mortgage, LLC	
6201 Paddington Way	(NAME) 350 Highland Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lewisville, TX 75067	151-9-A-8.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY S. MOBLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARTHA M. SHEFFIELD AND BRANDON SHEFFIELD, WIFE AND HUSBAND , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, LONG HUNTER CHASE, PHASE I, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 958, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN W. MOBLEY AND WIFE, AMY S. MOBLEY BY WARRANTY DEED FROM PRESTON W. GODDARD AND LESIA L. GODDARD, RECORDED ON THE 3RD DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010403-0031991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID BENJAMIN W. MOBLEY NOW DECEASED.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 958 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 595; RESTRICTIONS OF RECORD IN BOOK 9430, PAGE 251, BOOK 9534, PAGE 938 AND BOOK 9534, PAGE 942; CHARTER OF RECORD IN BOOK 9433, PAGE 953; EASEMENTS OF RECORD IN BOOK 10796, PAGE 625, BOOK 10796, PAGE 628, BOOK 9588, PAGE 930 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 6201 Paddington Way, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 29th day of July, 2011.

Amy S. Mobley

Amy S. Mobley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy S. Mobley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903