WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/12 08:42 3 pgs
Fees:18.00 Taxes:629.00
20120725-0065175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-2-13
(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaSharrika S. Williams	**Mortgage Research Center, LLC**	
(NAME)	(NAME)	
2608 Welshcrest Drive	**2101 Chapel Plaza Ct Ste 107**	**Map 149-15-A**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MO 65203**	**Parcel 92.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HELGA GREENFIELD, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LASHARRIKA S. WILLIAMS, MARRIED,** 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. 122 on the Plan of Section Three Cambridge Forest of record in Plat Book 11700, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Helga Greenfield by Quitclaim Deed from Helga Greenfield and Alfred Graham, husband and wife, filed for recorded May 2, 2006 in Instrument No. 20060502-0050183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 11700, page 44, said Register's Office; (c) Restrictive covenants contained in Book 10332, page 1, as amended in Book 10774, page 723, said Register's Office; and (d) Charter of record in Book 10343, page 769, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2608 Welshcrest Drive, Antioch, TN 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 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 hand this 19th day of July, 2012.

Helga Greenfield
by: Robert L. Scruggs, Atty in Fact

Helga Greenfield
By: Robert L. Scruggs, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **19th day of July, 2012**, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Helga Greenfield** and acknowledged that he executed the same as the free act and deed of **Helga Greenfield.**

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2012.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

(SEAL)

Notary Public

My Commission Expires: 9/2/2013