BILL GARRETT, Davidson County
Trans:T20130008846 DEEDWARR
Recvd: 02/01/13 08:32 2 pgs
Fees:13.00 Taxes:536.50

20130201-0010451

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2013.

Notary Public

My commission expires: 8/23/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DUJUAN C SHARP JR **TI'ANA M. SHARP**	Peoples Home Equity	**041030A00200CO**
1341 GOODMORNING DRIVE	5205 Maryland Way	
NASHVILLE, TN 37207	Brentwood, TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

CRYSTAL NICOLE WILLIAMS, UNMARRIED AND FRANZISKA ALISHA JACKSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUJUAN C SHARP JR and WIFE, TI'ANA M. SHARP

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:

A certain tract or parcel of land in Davidson County, State of Tennessee,
described as follows, to wit: Being Lot No. 2 on the plat of Section One, Vantage Pointe, of record in Instrument No. 20031017-0154221, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO CRYSTAL NICOLE WILLIAMS AND FRANZISKA ALISHA JACKSON BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-M1 DATED 02/12/09 AND RECORDED ON 03/13/09 IN INSTRUMENT NO. 20090313-0022766, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in INSTRUMENT NO. 20031017-0154221, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (____) property known as 1341 GOODMORNING DRIVE, NASHVILLE, TN 37207.

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 in 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/our hand(s) this 30th day of January, 2013.

CRYSTAL NICOLE WILLIAMS

FRANZISKA ALISHA JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CRYSTAL NICOLE WILLIAMS and FRANZISKA ALISHA JACKSON, the within named Grantors, 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, at office, this 30th day of January, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON