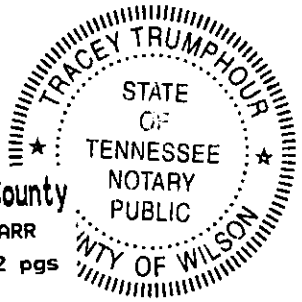
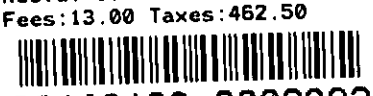
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140001895 DEEDWARR
Recvd: 01/09/14 12:31 2 pgs
Fees:13.00 Taxes:462.50



20140109-0002392

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony D. Sensabaugh	Carrington Mortgage Services, LLC	
(NAME)	(NAME)	
403 Fifteenth Street	P.O. Box 692408	05303037600
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Antonio, TX 78269-2408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tom Fuqua**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anthony D. Sensabaugh, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 38, on the Revised Plan of Section E, Village of Old Hickory, of record in Plat Book 1424, Page 132, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tom Fuqua dba The Property Management Company by Deed from Richard Neal Harlow, dated 04/09/1996 and filed for record on 04/10/1996 in Book 10010, Page 983, Register's Office for Davidson County, Tennessee. The said Tom Fuqua hereby conveying said property as an individual as he is not loan doing business as The Property Management Company.

All matters as set forth per Plat Book 1424, Page 132, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 2488, Page 403, said Register's Office.
Charter of record in Book 8290, Page 865, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 403 Fifteenth Street, Nashville, TN 37205
(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/or 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/or 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 31st day of December, 2013.

Tom Fuqua

State of Tennessee
County of Wilson

Personally appeared before me Tom Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122