WARRANTY DEED

Bill Garrett Davidson County
Batch# 22356 DEEDWARR
11/06/2017 10:34:54 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20171106-0113661

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

KRISTIN BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd Grubaugh	LoanDepot.com, LLC, ISAOA ATIMA	108-03-0-171.00
(NAME)	(NAME)	
1113 Waggoner Ct. West	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37214	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elishia Dickinson,unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Todd Grubaugh, an unmarried man**, 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. 145-B, on the Plane of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, page 489, and amended in Book 6250, page 570 and 571, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elishia Dickinson, unmarried, by Warranty Deed from Keisha Ranson and husband Wyuan Ranson, dated 7/25/06 and of record in Instrument No. 20060802-0093878, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1115 Waggoner Court West, Nashville, TN 37214
(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/our hands this 3rd day of November, 2017.

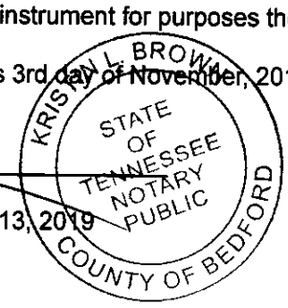
Elishia Dickinson

Elishia Dickinson

State of Tennessee
County of Rutherford

Personally appeared before me Elishia Dickinson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of November, 2017.



Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 22081