File No. 271200716

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/08 12:35 3 pgs
Fees:18.00 Taxes:693.38
20080108-0002315

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD CO

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flor Garcia	Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc.)	149-15-0A 234.00
(NAME) 2709 Welshcrest Drive	(NAME) 2101 Rexford, Suite 250W	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28211	
(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, I, **TAMMY MORRIS, AN UNMARRIED WOMEN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLOR GARCIA, AN UNMARRIED WOMEN** HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 104 on the Plan of Section Four, Cambridge Forest, as shown by plat of record in Instrument No. 20000918-0092192, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tammy Morris, an unmarried woman by Deed from Beazer Homes Corp D/B/A Phillips Builders, a Tennessee Corporation of record in Instrument No. 20020802-0092743, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20000918-0092192, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, Register's Office for said County.

Right - of - Way Easement as shown of record in Book 1147, page 148, Register's Office for said County.

Easement for American Telephone and Telegraph Co/ as shown of record in Deed Book 1207, Page 529, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10343, Page 769, Register's Office for said County.

QuitClaim Deed for Common Space to Homeowner's Association as shown of record in Instrument No. 20030624-0086954, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10332, Page and Book 10774, Page 723, Register's Office of said County.

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 2709 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 GRANTEE(S), HER 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), HER 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 2nd day of January, 2008.

Tammy Morris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tammy Morris the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of January, 2008.

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 271200716

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

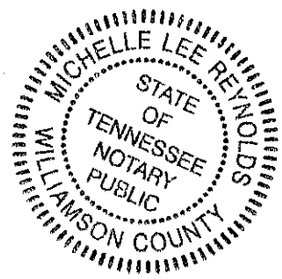
Cumberland Title

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Michelle Reynolds, a notary public for this county and state Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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