BOX 10-A **WARRANTY DEED**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Exp. NOV 3, 2015

BILL GARRETT, Davidson County
Trans: T20140001245 DEEDWARR
Recvd: 01/07/14 10:59 2 pgs
Fees: 13.00 Taxes: 1585.45

20140107-0001608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Carpenter	CMG Mortgage, Inc.	Map 172-2
(NAME)	(NAME)	
5620 Myrtlewood Drive	3160 Crow Canyon Road, Suite 400	Parcel 120
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(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, **ANTHONY D. BRILEY AND WIFE, CLAUDIA O. BRILEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN CARPENTER AND JESSICA CARPENTER, HUSBAND AND WIFE,** 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. 40 on the Plan of Myrtlewood Estates, Phase 3, Section Nine, of record in Plat Book 7900, page 949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony D. Briley and wife, Claudia O. Briley, by deed dated August 18, 1995, from Bette Phillips Hagan and husband, Samuel H. Hagan, and Robert T. Phillips and wife, Patricia C. Phillips, and William B. Phillips and wife, Linda W. Phillips, of record in Book 9711, page 83, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 949, said Register's Office; and (c) restrictive covenants of record in Book 5801, page 814, Book 6007, page 776, Book 7388, page 87, Book 7768, page 279 and Book 8194, page 197, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5620 Myrtlewood Drive, Nashville, Tennessee 37211
(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 our hands this 3rd day of January, 2014.

Anthony D Briley by Claudia Briley, his attorney in fact

Anthony D. Briley
By Claudia Briley, Attorney in Fact

By Claudia O Briley

Claudia O. Briley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudia O. Briley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Comm. Exp. NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2014, before me personally appeared Claudia Briley, to me known to be the person who executed the foregoing instrument on behalf of Anthony D. Briley and acknowledged that she executed the same as the free act and deed of Anthony D. Briley.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015