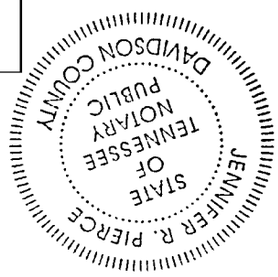
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/14 07:53 2 pgs
Fees:13.00 Taxes:518.00
20140121-0005050



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of January, 2014.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark A. Hughes	CMG Mortgage, Inc.	104060A057.00
3415 West End Avenue Apt. #609	3160 Crow Canyon Road Suite 400	
Nashville, TN 37203	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sally Terry, a single woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark A. Hughes, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 609 on the Plan of Continental Condominiums, as of record in Plat Book 5200, Page 399 and amended in Book 6135, Page 788, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sally Terry, a single woman from Christy A. Allen, unmarried by Deed on September 25, 2000, of record in Instrument Number 20000926-0095470, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 399 and amended in Book 6135, Page 788, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5862, Page 589 and amended in Book 6135, Page 788; second amendment of record in Book 6435, Page 549, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5862, Page 589, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 5864, Page 834, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4825, Page 592, Register's Office for Davidson County, Tennessee.
- Certificate of Resolution by the Homeowner's Association of record in Book 7461, Page 217 and Instrument Number 20051024-0128399, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3415 West End Avenue Apt #609, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 16, 2014.

Sally Terry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sally Terry** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 16, 2014

My commission expires 1-6-14

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE