STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2014.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-8122D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140005201 DEEDWARR
Recvd: 01/23/14 09:51 2 pgs
Fees:13.00 Taxes:943.50
20140123-0006371

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Drew Jacob Deal and Emily Chirico Deal, husband and wife (NAME) 113 Saint Charles Place (STREET ADDRESS) Nashville, TN 37212 (CITY) (STATE) (ZIP)	Cornerstone Home Lending, Inc. (NAME) 1177 W. Loop South, Suite 200 (STREET ADDRESS) Houston, TX 77027 (CITY) (STATE) (ZIP)	104-6-K-113 CO

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Cathy L. Anderson, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drew Jacob Deal and Emily Chirico Deal, 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 Unit No. 113, on the plan of St. Charles Place Condominiums, according to the Master Deed of record in Book 6438, page 595, Book 6452, page 864, Book 6488, page 833, and Book 6539, page 893, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Cathy L. Anderson from Bart C. Durham, III, unmarried, by Deed dated March 30, 2007, as Instrument No. 200704050041106, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the grantor herein

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings

contained in the Master Deed establishing a Horizontal Property Regime of St. Charles Place Condominiums and recorded in Book 6438, page 595, Book 6452, page 864, Book 6488, page 833, and Book 6539, page 893, in Register's Office for Davidson County, Tennessee.

3. Power of Attorney as recorded as Instrument No. 200704050041107, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6457, page 589, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 113 Saint Charles Place, Nashville, TN 37212.

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. Whenever 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 hand(s) this 17th day of January, 2014.

Cathy L. Anderson

January 17, 2014
Date

STATE OF Vermont

COUNTY OF Windsor }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cathy L. Anderson, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of January, 2014.

My Commission Expires: 2/10/15

Darlene A. Fauteux
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066