RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN143915

BILL GARRETT, Davidson County
Trans: T20140005924 DEEDWARR
Recvd: 01/27/14 10:25 2 pgs
Fees: 13.00 Taxes: 815.85
20140127-0007145

WARRANTY DEED

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,500.00.

Ebony McGee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of January, 2014.

Paige B. Mayercik
NOTARY PUBLIC

My commission expires: 11-22-2014

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ebony O. McGee 760 Wedgewood Park, Apt. 206 Nashville, TN, 37203	Prospect Mortgage 9680 Haven Avenue Suite 350 Rancho Cucamonga, CA, 91730	105100C206.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand Five Hundred and 00/100 Dollars ($220,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JENNIFER CHAFFIN, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **EBONY O. MCGEE, AN UNMARRIED WOMAN**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium unit located in Davidson County, Tenn, being Unit No.206 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record in Instrument No. 20050510-0052804, as amended by Instrument No.20060216-0019060, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E3" of said Master Deed, as amended; said Unit 206 also being shown as part of the Exhibits "E1" and "E2" of said Master Deed, as amended.

Being the same property conveyed to Jennifer Chaffin f/k/a Jennifer Adams, by Quitclaim Deed, from Mark J. Adams, dated 07/31/2013, recorded 08/12/2013 of record in Instrument No.20130812-0084235, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 760 Wedgewood Park, Apt #206, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

WITNESS MY/OUR HANDS, this the 23rd day of January, 2014.

JENNIFER CHAFFIN F/KA/
JENNIFER ADAMS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jennifer Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of January, 2014.

Notary Public

Brooke Smith
Printed Notary Name

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON