BILL GARRETT, Davidson County
Trans:T20140014727 DEEDWARR
Recvd: 03/04/14 12:43 2 pgs
Fees:13.00 Taxes:802.90

20140304-0018083

WARRANTY DEED

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Darlasue K. Roach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2014

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlasue K Roach	CMG Mortgage Inc.	126-16-0A-407.00
(NAME)	(NAME)	
1405 Bending River Drive	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon, CA, 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 hereby acknowledged, I/WE, **Kelly Beres and Chris Beres**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Darlasue K Roach, a single woman**, 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 Number 540 on the Plan of Final Plat Parkview at Riverwalk Phase 1 of record in Instrument No. 20050215-0016985, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kelly Beres and Chris Beres, wife and husband by Quitclaim Deed from Kelly Beres f/k/a Kelly Harville, a married woman dated July 11, 2012, of record in Instrument No. 20120726-0065873, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Kelly Harville by deed from Corinthian Custom Homes, Inc. dated May 24, 2007 of record in Instrument No. 20070531-0064823, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1405 Bending River Drive, Nashville, TN 37221

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, has 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 **27th** day of **February, 2014**

Chris Beres by Attorney in Fact

Chris Beres by Chris Cantrell, Attorney In Fact

Kelly Beres by Attorney in Fact

Kelly Beres by Chris Cantrell, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Chris Cantrell, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Chris Beres, and who acknowledge that he/she executed the same as the free act and deed of the said Chris Beres, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, Page _____, said Register's Office.

* 20140304-0018082

Witness my hand and official seal, this **27th** day of **February, 2014**

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jodi Jackson
Notary Public

My commission expires: 7-24-17

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Chris Cantrell, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kelly Beres, and who acknowledge that he/she executed the same as the free act and deed of the said ~~Chris Cantrell~~, by virtue of a Power of Attorney, duly executed and appearing of record in Book **, Page _____, said Register's Office.

Kelly Beres

** 20140304-0018081

WITNESS my hand and official seal at Davidson County, Tennessee this 27th day of February, 2014.

Jodi Jackson
NOTARY

MY COMMISSION EXPIRES: 7-24-17

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY