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BILL GARRETT, Davidson County
Trans:T20140015127 DEEDWARR
Recvd: 03/05/14 13:02 2 pgs
Fees:13.00 Taxes:479.15

20140305-0018558

WARRANTY DEED

TAMMY MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ET-14-3168

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Jenny Haslin
Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2014.

Tammy Moore
Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffani C. Gaines	CMG Mortgage (NAME)	
755 Tulip Grove Road, #1304 (ADDRESS)	3160 Crow Canyon Rd #400 (ADDRESS)	075120C01400CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	San Ramon CA 94583 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARLA B. WHITAKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIFFANI C. GAINES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1304, RESUBDIVISION OF PHASE ONE, BROOKSIDE PARK TOWNHOMES, as shown on plat of record in Instrument No. 20000107-0002402, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carla B. Whitaker, unmarried by Warranty Deed from David B. Jones, married, recorded on the 8th day of November, 2010 in Instrument No. 20101108-0089276, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record. Taxes for the year 2014 and thereafter, not yet due and payable. Including but not limited to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE PARK TOWNHOMES, RESUBDIVISION OF PHASE ONE, as recorded in Instrument No. 20000107-0002402; Covenants, Conditions and Restrictions recorded in Book 11653, Page 251 and Instrument No. 20000718-0070532, amended at Instrument No. 20010212-0013362; Charter of Homeowners Association, recorded in Book 11653, Page 248; Easement to Metro Government, recorded in Book 4426, Page 977; and Conveyance to Homeowners Association, recorded at Instrument No. 20091027-0098890, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 755 Tulip Grove Road, #1304, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 hereln 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 GRANTEE(S), 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 my/our hand(s) this 28th day of February, 2014.

Carla B. Whitaker
Carla B. Whitaker

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of February, 2014, before me personally appeared Carla B. Whitaker, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520