ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Tonya Denise Brown 1706 Cass Street Nashville, TN 37208	Cornerstone Home Lending 1177 West Loop South #200 Houston, TX 77027	081-07-0-014.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lamont Jordan, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Tonya Denise Brown, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 15, on the A.C. DUDLEY'S PLAN OF LOTS, as shown on plat of record in Plat Book 161, Page 10, 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 by Default Judgment as recorded on the 10th day of July, 2013 in Instrument No. 20130710-0071274; Warranty Deed from Kenneth Jenkins to Lamont Jordan as recorded on the 2nd day of October, 2012 in Instrument No. 20121002-0089920; Affidavit of Heirship as recorded on the 17th day of October, 2005 in Instrument No. 20051017-0124493; Quitclaim Deed from HomeTrust Partners, LLC., a Tennessee limited liability company to Wylda Jeanne Jenkins as recorded on the 23rd day of November, 1999 in Deed Book 11754, Page 602; Final Decree Confirming Sale as recorded on the 27th day of October, 1998 in Deed Book 11208, Page 96 and Installment Deed from Earl Hutcheson and wife, Ruth Wills Hutcheson, and Julia M. Hutcheson to Enevie D. Dennis and mother, Elizabeth I. Dennis, as joint tenants with the right of survivorship as recorded on the 18th day of November, 1958 in Deed Book 2855, Page 81, in the Register's Office of Davidson County, Tennessee.

This is improved real property located 1706 Cass Street, Nashville, Tennessee 37208.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of A. C. Dudley's Plan of Lots, as recorded in Plat book 161, page 10, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20140015367 DEEDWARR
Recvd: 03/06/14 10:20 2 pgs
Fees:13.00 Taxes:423.65
20140306-0018820

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $114,500.00.
(
(
(Subscribed and sworn to before me
(this 28 day of February, 2014.
(
(
((My Commission Expires: 5-2014

Affiant

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of February, 2014.

Lamont Jordan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lamont Jordan whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 28 day of February, 2014.

ROBERT J. NOTESTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

My Commission Expires: _____

Notary Public