(1)

BILL GARRETT, Davidson County
Trans:T20140017058 DEEDWARR
Recvd: 03/13/14 11:16 2 pgs
Fees:13.00 Taxes:414.40
20140313-0021049

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $112,000.00.

Affiant

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn before me this the 7th day of March, 2014.

Notary Public
My commission expires: 2-3-2015

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamie L. Bacus	CMG Mortgage, Inc	42-7A-39 CO
805 Heritage Circle	3160 Crow Canyon Rd, Ste 400	
Madison, TN 37115	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDDIE J. ROBERTSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMIE L. BACUS AND CHARLES F. BACUS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 203 on the Plan of Heritage Square, Phase II as of record in Plat Book 5200, page 378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eddie J. Robertson by Warranty Deed from Patricia J. Blanchard, now known as Patricia J. Alsup, dated January 1, 1999, of record in Book 11293, page 277, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 805 Heritage Circle, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of March, 2014.

Eddie J. Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eddie J. Robertson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of March, 2014.

My commission expires: 6-17-17

Notary Public

