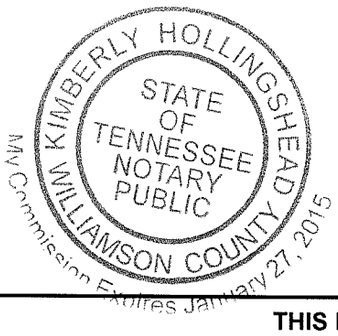
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shane Purvenas	CMG Mortgage, Inc.	04313011900
(NAME)	(NAME)	
431 Maple Street	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/19/14 10:20 3 pgs
Fees:18.00 Taxes:484.52
20140319-0022618

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carol Wharton, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shane Purvenas, an unmarried man, 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 18, FOREST PARK SUBDIVISION, BLOCK D, as shown on plat of record in Plat Book 843, Page 44, 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 Warranty Deed from Phillip Segraves, to Carol Wharton, as recorded on the 5th day of October, 2007 in Instrument No. 20071005-0118694, and further conveyed by Quitclaim Deed from Carol Wharton to Anthony Cross and Margo Cross as recorded on the 18th day of July, 2012 in Instrument No. 20120718-0063380, and further conveyed by Quitclaim Deed from Anthony Cross and Margo Cross to Carol Whorton as recorded on the 2nd day of October, 2013 in Instrument No. 20131002-0103429, in the Register's Office of Davidson County, Tennessee.

THIS instrument is being executed in behalf of Carol Wharton, pursuant to a Power of Attorney, executed by same on the 12th day of March, 2014, and being filed for record simultaneously herewith, of record in Instrument No.: 20140319-0022617, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 431 Maple Street, Madison, TN 37115
(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 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, have 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 my hand this 14th day of March, 2014.

Carol Wharton
By: _____
Anthony Cross, Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Anthony Cross, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Carol Wharton, acting as that person's agent and attorney in fact, and the said Anthony Cross acknowledged that he executed the foregoing instrument as agent and attorney in fact for Carol Wharton for the purposes therein contained.

WITNESS my hand and seal, this 14th day of March, 2014.

My Commission Expires:
_____

_____
Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).