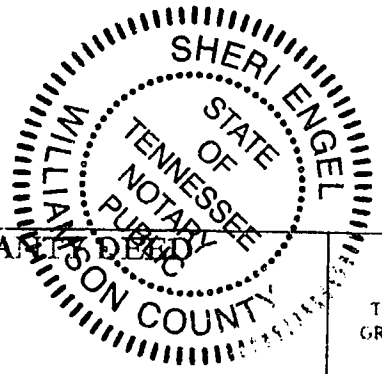


WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/14 15:16 3 pgs
Fees:18.00 Taxes:640.10
20140603-0048056

MST 2014-0241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$168,960.00~~ 173,000

Dee Ann McClearen
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2014

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James F. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dee Ann McClearen	CMC Funding, INC.	064-16-0-E-042.00CO
(NAME)	(NAME)	
523 Griffin Circle	804 Green Valley Rd Suite 106	
(ADDRESS)	(ADDRESS)	
Hermitage, TN37076	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE **Stephanie S. Traven n/k/a Stephanie S. Zimmerman, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dee Ann McClearen, unmarried,** 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 Unit 42, in Building 11, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie S. Traven, a single woman by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20071114-0133408, Register's Office for Davidson County, Tennessee, dated October 30, 2007 and recorded on November 14, 2007. (Value of consideration shown in aforementioned deed $168,960.00)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2014 a lien, not yet due and payable. If improvements are completed after January 1 of any year the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Truxton Village, a Horizontal Property Regime with Private Elements, with By-Laws

of the Townhomes of Truxton Village Homeowners Association, Inc. appended thereto, of record in Instrument Number 200610250132473, as amended in Instrument 200611060137656 and Instrument 200711050130490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Charter for The Townhomes of Truxton Village Homeowners Association, Inc., in Instrument 200610260133179, Register's Office for Davidson County, Tennessee. All matters shown on plan attached as Exhibit A-1 to Declaration of Covenants, Conditions and Restrictions of record in Instrument 20061025-0132473, amended and restated in Instrument 20061106-0137656 and Instrument 20071105-0130490, Register's Office for Davidson County, Tennessee. Deed of common areas to The Townhomes of Truxton Village Homeowners Association, Inc. in Instrument 200611060137657, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement in Instrument 200512300156496, Register's Office for Davidson County, Tennessee. Easement for ingress and egress in Book 5699, page 537, Register's Office for Davidson County, Tennessee. Easement to Consolidated Utility District in Book 4910, page 838, Register's Office for Davidson County, Tennessee. Sewer Easement in Instrument 200012040121300, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 523 Griffin Circle, Hermitage, TN 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 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/our hand(s) this 28th DAY OF May, 2014

THE SUBJECT PROPERTY IS NOT THE MARTIAL RESIDENCE NOR HAS IT EVER BEEN THE MARTIAL RESIDENCE FOR THE GRANTOR.

Stephanie S. Zimmerman

STATE OF MO
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie S. Zimmerman, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1-9-2015

WILLIAM SELLERS
Notary Public - Notary Seal
State of Missouri
St. Louis County
My Commission Expires 1-9-2015
Commission # 11132657

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

Sheri Engel
Signature

State of Tennessee
County of Williamson

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

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County