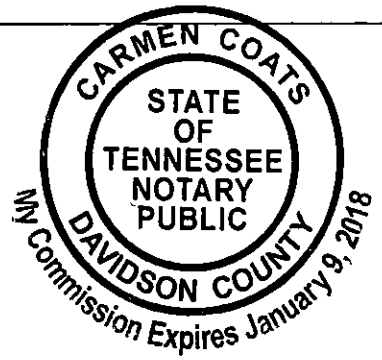


STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $256,500.00

Affiant

Sworn to and subscribed before me this 4th day of June, 2014.

Notary Public
My Commission Expires:_____

BILL GARRETT, Davidson County
Trans:T20140039643 DEEDWARR
Recvd: 06/05/14 10:58 2 pgs
Fees:13.00 Taxes:949.05
20140605-0048923

INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Judy Duerson	831 South Douglas Avenue	CMG Mortgage	
831 South Douglas Avenue		3160 Crow Canyon Rd., Ste 400	105-14-0A-009.00 CO
Nashville, Tennessee 37204	Nashville, Tennessee 37204	San Ramon, California 94583	

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Theresa Schultheis and husband, Robert W. Smith,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Judy Duerson, a single woman,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 831 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described In a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein for a more complete identification and description of such Unit.

BEING the same property conveyed to Theresa Schultheis and husband, Robert W. Smith, by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership of record at Instrument No. 20050629-0074671, Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on June 29, 2005 and re-recorded on July 11, 2005 in Instrument No. 200520050711-0079818, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises, more specifically listed as follows:

1. **Taxes for the year 2014 a lien not yet due and payable.**
2. **The Plan of Record in Master Deed, said Register's Office**
3. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument # 20050629-0074671, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only the extent that the covenant, condition or restrictions (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 4 day of June, 2014.

Theresa Schultheis

Robert W. Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, CHELSEA LEIGH BROWN, the undersigned, a Notary Public, in and for said State and County, **Theresa Schultheis and husband, Robert W. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 4TH day of June, 2014.

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30 MARCH 2015

NOTARY PUBLIC

My Commission Expires: 30 MARCH 2015