WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

File No.: ALW-14-2409-UNITA

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Sutherland	CMG Mortgage Inc.	83-11-A-1.00CO
(NAME)	(NAME)	
2409-A Chapman Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GREEN LIGHT REAL ESTATE DEVELOPMENT, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIMOTHY SUTHERLAND AND WIFE, WENDY SUTHERLAND**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, 2409 CHAPMAN BUNGALOW HOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131126-0121487, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Green Light Real Estate Development, LLC by Warranty Deed from Boulevard Homes, LLC, dated 11/22/2013, recorded 11/25/2013, in Instrument No. 20131125-0120947, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2409-A Chapman Drive, Nashville, TN 37206
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 13th day of June, 2014.

BILL GARRETT, Davidson County
Trans: T20140042386 DEEDWARR
Recvd: 06/16/14 12:38 2 pgs
Fees: 13.00 Taxes: 1405.63
20140616-0052259

Green Light Real Estate Development, LLC

Brianna Morant
Its: Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of June, 2014, before me personally appeared Brianna Morant, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of Green Light Real Estate Development, LLC, the within named bargainor, a limited liability company, and that she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of June, 2014.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171