THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999* ***File No. 27570SP***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $260,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.* *Notary Public* *My commission expires:* 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Name and Address of New Owner:

Christina Marie Cleveland
5510 Oakmont Circle
Nashville, TN 37209

Send Tax Bills To:
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Davidson County DEEDWARR
Recvd: 07/02/14 14:45 4 pgs
Fees:23.00 Taxes:962.00
20140702-0058451

Street Address of Subject Property:

5510 Oakmont Circle
Nashville, TN 37209

Map and Parcel:

103-6-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SHAREEN KING BRACE,** a married woman, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **CHRISTINA MARIE CLEVELAND,** an unmarried woman, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 as shown on the map entitled Richland Meadows Subdivision, Section 1, of record in Plat Book 2083,

page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shareen King by Warranty Deed from Lionel L. Lillicrap and wife, Sharon Lillicrap, of record as Instrument No. 20061027-0133279 in the Register's Office for Davidson County, Tennessee. Shareen King and Shareen King Brace are one and the same person.

This is improved property known as 5510 Oakmont Circle, Nashville, TN 37209.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County property taxes for 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on Plan of record in Book 2083, page 40, in the Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2152, page 121, as amended in Book 2195, page 256, in the Register's Office for Davidson County, Tennessee.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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.

DOUGLAS A. BRACE, JR., the husband of **SHAREEN KING BRACE**, joins in this instrument for the purpose of conveying any and all right, title and interest he may have in and to the property by virtue of marriage.

WITNESS our hands this 30th day of June, 2014.

SHAREEEN KING BRACE

DOUGLAS A. BRACE, JR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHAREEN KING BRACE and husband, DOUGLAS A. BRACE, JR.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, the day and year first above written.



NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

F:\DAB\5510 Oakmont Circle - Warranty Deed.doc

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)

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

(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).