Davidson County DEEDWARR
Recvd: 07/08/14 15:50 2 pgs
Fees:13.00 Taxes:592.00
20140708-0060186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LINA HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON TENN

Y-BR-14-1049

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keri Calhoun	**Highlands Residential Mortgage, Ltd.**	
(NAME) **1049 Gwynn Drive**	(NAME) **12001 N. Central Expressway, Ste. 750**	**061-07-0-136.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Nashville, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires May 5, 2015

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SUN WEST MORTGAGE COMPANY, INC.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KERI CALHOUN**, Single 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: *Adonna

Land in Davidson County, Tennessee, being Lot No. 18 of Block "D" on the Map of Broadmoor of record in Plat Book ~~20140312-0020706~~ 547, Page 161-162 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Ida B. Mitchell, unmarried by deed from Jessie M. Jones, Charles David Rawls, Richard Ardle Rawls, William Palmer Rawls of record in Book 6172, page 615, Register's Office for Davidson County, Tennessee, dated October 26, 1983 and recorded on November 8, 1983. (Value or consideration shown in aforementioned deed $59,500.00.)

.Being the same property conveyed to Sun West Mortgage Company, Inc. by deed from Priority Trustee Services of TN, LLC, as Substitute Trustee of record in Instrument No. 20140312-0020706 Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on March 12, 2014. (Value of consideration shown in aforementioned deed $154,718.71.)

This conveyance is subject to:
- Plan of record in Plat Book 547, Page 161 and 162;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1049 Gwynn Drive, Nashville, Tennessee 37216**.

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(S), 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 the 26th DAY OF JUNE, 2014.

Sun West Mortgage Company, Inc.
By: Hari S. Agarwal Hari S. Agarwal
Title: President

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned Notary Public, personally appeared Hari S. Agarwal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Sun West Mortgage Company, Inc., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Hari S. Agarwal, President.

Witness my hand and official seal, at office, this 26th day of June, 2014.

Blanca Celic Hoskins
Notary Public

My Commission Expires: 01/13/16

Blanca Celic Hoskins
COMM. #1966429
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires Jan 13, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

REF: Warranty Deed
Property Address: 1049 Gwynn Drive

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122