WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140051773 DEEDWARR
Recvd: 07/18/14 09:06 2 pgs
Fees:13.00 Taxes:1853.70
20140718-0063685

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Senik	CMG Mortgage, Inc.	047-00 71.00
(NAME)	(NAME)	
4820 Sulphur Creek Rd.	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	San Ramon, CA 94583	
(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, I, **Taylor N. Thompson, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Senik, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

TRACT ONE:

BEGINNING AT AN IRON ROD IN THE NORTHERN MARGIN OF SULFER CREEK ROAD, SAID POINT BEING A COMMON CORNER WITH TRACT TWO; THENCE, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 463.97 FEET AND AN ARC LENGTH OF 89.75 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEASTERLY CORNER OF KENNETH SCHUBERT, DB. 7639, PG. 537, R.O.D.C., TN.; THENCE, LEAVING SAID ROAD MARGIN WITH SAID LINE, NORTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 833.68 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER OF THIS TRACT AND BEING ON THE LINE OF L.C. TREVOR JR., DB. 2746, PG. 549, R.O.D.C., TN.; THENCE, WITH SAID LINE, NORTH 07 DEGREES 25 MINUTES 34 SECONDS EAST 574.50 FEET TO A 10" HICKORY WITH A FENCE LINE; THENCE, CONTINUING WITH BUFORD E. WINFREY, DB. 3221, PG. 209, R.O.D.C., TN., AND MEANDERING ALONG A FENCE LINE FOR THE NEXT SIX CALLS, NORTH 85 DEGREES 08 MINUTES 00 SECONDS EAST 268.92 FEET TO A POINT; THENCE, NORTH 54 DEGREES 02 MINUTES 11 SECONDS EAST 351.12 FEET TO A POINT; THENCE, NORTH 41 DEGREES 56 MINUTES 35 SECONDS EAST 407.41 FEET TO A POINT; THENCE, NORTH 73 DEGREES 51 MINUTES 36 SECONDS EAST 225.70 FEET TO A POINT; THENCE, NORTH 21 DEGREES 18 MINUTES 32 SECONDS EAST 325.06 FEET TO A POINT; THENCE, NORTH 45 DEGREES 12 MINUTES 50 SECONDS EAST 129.76 FEET TO A 15" HICKORY WITH A FENCE LINE, SAID POINT BEING IN THE LINE OF F.H. VONDOHLEN, DB. 3220, PG. 217, R.O.D.C., TN., AND ALSO BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID LINE, SOUTH 84 DEGREES 30 MINUTES 56 SECONDS EAST 929.22 FEET TO A FENCE CORNER, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE MATHEW WALKER PROPERTY, DB. 2029, PG. 589, R.O.D.C., TN., AND ALSO BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID LINE, SOUTH 36 DEGREES 30 MINUTES 00 SECONDS WEST 1192.95 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEASTERLY CORNER OF TRACT TWO; THENCE, WITH A COMMON LINE WITH TRACT TWO, SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 634.37 FEET TO AN IRON ROD; THENCE, SOUTH 01 DEGREES 45 MINUTES 42 SECONDS EAST 498.49 FEET TO THE POINT OF BEGINNING, CONTAINING 36.07 ACRES, MORE OR LESS, DESCRIBED BY A SURVEY BY R.L. MONTOYA - LAND SURVEYING, DATED 8/4/95.

TRACT TWO:

BEGINNING AT AN IRON ROD IN THE NORTHERLY MARGIN OF SULFER CREEK ROAD, SAID POINT BEING IN THE LINE OF MATHEW WALKER, DB. 2029, PG. 589, R.O.D.C., TN., AND ALSO BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH SAID ROAD MARGIN, SOUTH 88 DEGREES 14 MINUTES 18 SECONDS WEST 241.23 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH A COMMON LINE WITH TRACT ONE, NORTH 01 DEGREES 45 MINUTES 42 SECONDS WEST 498.49 FEET TO AN IRON ROD; THENCE, NORTH 88 DEGREES 14 MINUTES 18 SECONDS EAST 634.37 FEET TO AN IRON ROD IN THE LINE OF THE AFORESAID MATHEW WALKER; THENCE, WITH SAID LINE, SOUTH 36 DEGREE 30 MINUTES 00 SECONDS WEST 634.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS, DESCRIBED BY A SURVEY BY R.L. MONTOYA – LAND SURVEYING, DATED 8/4/95.

BEING THE SAME PROPERTY CONVEYED TO TAYLOR N. THOMPSON BY WARRANTY DEED FROM DUANE A. EWERS AND SPOUSE, JUDITH E. SMITH, DATED JUNE 26, 2013, OF RECORD IN INSTRUMENT NO. 20130703-0069217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 4820 Sulphur Creek Rd., Nashville, TN 37218

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 3rd day of July, 2014.

Taylor N Thompson by Chris Fuller Atty in Fact

Taylor N. Thompson
By: Chris Fuller, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chris Fuller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Taylor N. Thompson, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Taylor N. Thompson, the within named bargainor by the said Chris Fuller as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of July, 2014.

Kim LaBoone
Notary Public

My Commission Expires: 10/12/14