(1)

# Warranty Deed

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| BILL GARRETT, Davidson County<br>Trans:T20140063892 DEEDWARR<br>Recvd: 08/28/14 10:20 2 pgs<br>Fees:13.00 Taxes:1517.00<br>20140828-0078609 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $410,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 20th day of August, 2014.<br>Notary Public<br>My commission expires: April 1, 2018 |

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Angela M. Cox | Cartus Home Loans | |
| 1105A Boscobel St | 1 Mortgage Way | 0831130K00100CO |
| Nashville, TN 37206 | Mt Laurel, NJ 08054 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WM ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA M. COX, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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 on the Plan of Declaration of Covenants, Conditions and Restrictions for Homes at 1105 Boscobel Street, a Horizontal Property Regime with Private Elements, as shown as Exhibit "B" of record in Instrument Number 20131220-0128905, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to E. E. Haywood and wife, Bessie D. Haywood by Deed from Loyd Anderson and his wife, Agnes Anderson of record in Book 3096, page 351, Register's Office for Davidson County, Tennessee, dated 6/15/1960 recorded on 6/17/1960. The said E. E. Haywood aka Earl E. Haywood, Sr. having since died 3/1/1982, intestate and the property vested solely unto his wife, Bessie D. Haywood. The said Bessie D. Haywood having since died 1/17/1987. She executed on 5/21/1982 a Holographic Will of which a copy is attached and record in Book 10279, page 530. Bessie Haywood bequeathed her entire estate to her two sons, Ernest O. Haywood and Earl E. Haywood, Jr. The said Ernest O. Haywood died on 6/17/1987, intestate leaving Earl E. Haywood as the only heir at law of Bessie D. Haywood. See also Order Admitting Will to Probate and Establishing Title to Certain Real Estate filed in Instrument Number 20131120-0119684, Register's Office for Davidson County, Tennessee under Case No. 13P-1621.

Being part of the same property conveyed to WM Enterprises, LLC, a Tennessee limited liability company by deed from Earl E. Haywood, JR., unmarried of record in Instrument

Number 20131220-0128905, Register's Office for Davidson County, Tennessee, dated 12/19/2013 and recorded on 12/20/2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1105A Boscobel St, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2014.

***WM Enterprises, LLC, a Tennessee limited liability company***

By: Authorized Agent
Name: Jarred McNeal
Title: Authorized Agent/Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent/Representative of WM Enterprises, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018