Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140065657 DEEDWARR
Recvd: 09/04/14 09:04 2 pgs
Fees:13.00 Taxes:703.00
20140904-0080767

39-B
File #14-1209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Nicole Daniels n.k.a. Nicole Marie Siana, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ryan M. Arnett, unmarried, and Erin K. King, unmarried, Joint Tenants with Right of Survivorship, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 11, Building 2, Brentwood Villa Condominiums, Phase I, of record in Plat Book 6900, pages 4 and 5, and as established under Master Deed of record in Book 6923, page 943, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nicole Daniels by Warranty Deed from Clayton Osborn and wife, Kaillee Osborn, in the amount of $192,500.00, dated August 16, 2011, of record as Instrument No. 20110819-0064466, Register's Office for Davidson County, Tennessee. Said Nicole Daniels now being known as Nicole Marie Siana by Final Decree of Divorce filed in Case No. 83CCI-2001-CV-952, in the Circuit Court for Sumner County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 104 Villa View Court, Brentwood, TN, 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of August, 2014.

Nicole Daniels Nicole Marie Siana
Nicole Daniels n.k.a. Nicole Marie Siana

State of Tennessee)
County of Davidson)

On this 28th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicole Daniels n.k.a. Nicole Marie Siana, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of August, 2014.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ryan M. Arnett	CMG Mortgage, Inc. dba CMG	171-2-A-11
104 Villa View Court	3160 Crow Canyon Road, Ste. 400	
Brentwood, TN 37027	San Ramon, CA 94583	