Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-8028D

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 129,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF Sept., 2014.

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140074106 DEEDWARR
Recvd: 10/02/14 09:02 2 pgs
Fees:13.00 Taxes:477.30
20141002-0090901

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Roger Barton Wellborn	Cornerstone Home Lending, Inc.	
753 Shandale Dr.	1177 W. Loop South, Ste 200	043010A01500C0
Madison, TN 37115-2776	Houston, TX 77027	

WARRANTY DEED

FOR AND IN 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,

Catherine D. Saunders, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Barton Wellborn, 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:

Being Lot No. 61, on the Plan of Shannon Place Subdivision, Section 4, of record in Instrument No. 20010423-0004003, as revised in Instrument No. 20010502-0044879, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Federal National Mortgage Association on 10/01/2013 by deed from Arnold M. Weiss, Attorney, as Trustee for MERS, Inc., as nominee for America's Wholesale Lender, filed for record on 10/02/2013 in Instrument No. 20131002-0103448, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine D. Saunders on 01/23/2014 by deed from Fannie Mae aka Federal National Mortgage Association, filed for record on 02/07/2014 in Instrument No. 20140207-0010878, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 753 Shandale Dr., Madison, TN 37115

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 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, 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 16 day of Sept., 2014.

Catherine D. Saunders

Catherine D. Saunders

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Catherine D. Saunders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16 day of Sept., 2014.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY