Davidson County	DEEDWARR
Recvd: 10/14/14 13:47	2 pgs
Fees:13.00 Taxes:384.80	
20141014-0094819	

FKN- WW3'18

WARRANTY DEED	STATE OF Tennessee COUNTY OF ~~Davidson~~ Wilson BJH THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00 Affiant Subscribed and sworn to before me this 6th DAY OF October, 2014. Notary Public
ET-14-3395	MY COMMISSION EXPIRES: 10-05-15 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY	
Executive Title, LLC 4470 Old Lebanon Dirt Road Mt. Juliet, TN 37122	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Fleming	Gateway Mortgage Group, LLC	
1904 Peaceful Brook Drive (ADDRESS)	6910 E 14th Street (ADDRESS)	164-16-0-A-120.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tulsa, OK 74112 (CITY) (STATE) (ZIP)	

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, we JAMES TURNER BROWNING, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER S. FLEMING, ~~UNMARRIED MAN~~ *and Wife Elizabeth Joyce Fleming, 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: SS

Land in Davidson County, Tennessee, being Lot 35, MEADOW WOODS, SECTION ~~5~~ Five, as shown on plat of record in Instrument No. 20010605-0058130, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to James Turner Browning, Unmarried as recorded on the 13th day of February, 2013 in Instrument No. 20130213-0014486; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to The Secretary of Housing and Urban Development as recorded on the 26th day of November, 2012 in Instrument No. 20121126-0108241 and Warranty Deed from Jerry Butler Builders, LLC to Daysi D. Hernandez, married, and Maria J. Hernandez, married, Joint Tenants with right of Survivorship as recorded on the 15th day of February, 2002 in Instrument No. 20020215-0020551, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1904 Peaceful Brook Drive, Antioch, Tennessee 37013
(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(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 6th day of October, 2014.

James Turner Browning

STATE OF Tennessee

COUNTY OF Wilson

On this the 6th day of October, 2014, before me personally appeared James Turner Browning, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of October, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

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

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

Rebecca Moss

My Commission Expires: 12/18/17

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