WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

R-VRES-14-8136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00. Chris Hind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ DAY OF NOVEMBER, 2014. Melissa D Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey P. Magee	**Plaza Home Mortgage, Inc.**	
(NAME)	(NAME)	
8136 Cloverland Drive	**14785 Preston Rd, Ste 175**	**172-06-0A-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Dallas, TX 75254**	
(CITY) (STATE) (ZIP)	(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, I/we **WENDY J. ARTEAGA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY P. MAGEE, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat Mountain View, Section 1, Revision One of record in Plat Book 9700, Page (s) 562 and 563, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendy J. Arteaga, unmarried, by deed from Cindy H. Hazen and husband Theodore W. Hazen of record in Instrument No. 20120814-0072449 Register's Office for Davidson County, Tennessee, dated August 08, 2012 and recorded on August 14, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 9700, Page (s) 562 and 563, Register's Office for Davidson County, Tennessee.
- Boundary Plan of record in Plat Book 9700, Page 294 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10053, Page 239, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10496, Page 311, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 10496, Page 380, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10496, Page 391, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas of record in Book 10929, Page 987 and Instrument Number 20051130-0143851 and Instrument Number 20110421-0030899, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8136 Cloverland Drive , Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans:T20140084276 DEEDWARR
Recvd: 11/07/14 11:22 2 pgs
Fees:13.00 Taxes:1406.00
20141107-0103049

Witness my/our hand(s) this the 5th DAY OF NOVEMBER, 2014.

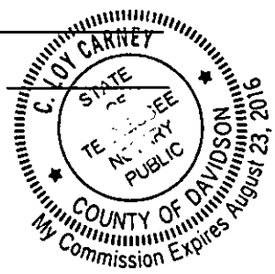
Wendy J. Arteaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212