THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140090175 DEEDWARR
Recvd: 12/02/14 11:42 2 pgs
Fees:13.00 Taxes:828.43
20141202-0110405

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Tidwell	CMC Funding Inc.	MAP 141-05-A
633 Wolfeboro	804 Green Valley Road, Ste 106	PARCEL 299.00-CO
Nashville, TN 37221	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael J. Boss and wife, Cara Boss**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Tidwell**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 299 on the Plan of Final Plat Avondale Park Phase 1, Section 2, Cluster Lot Subdivision of record in Plat at Instrument No. 20081218-0121117, 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 Michael J. Boss and wife, Cara Boss by deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20101005-0079396 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on October 05, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **633 Wolfeboro, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 26th day of November, 2014.

Michael J Boss by Connie H Cambron, Attorney in fact
Michael J. Boss by Connie H. Cambron, Attorney-in-Fact

Cara Boss by Connie H Cambron, Attorney in Fact
Cara Boss by Connie H. Cambron, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Connie H. Cambron** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Cara Boss and Michael J. Boss**, as their Attorney in Fact, as the free act and deed of the within named **Cara Boss and Michael J. Boss**.

Witness my hand and official seal this the 26th day of November, 2014.

My Commission expires 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

Return to:
Realty Title
2001A Cool Springs Blvd
Ste 100
Franklin, TN 37067