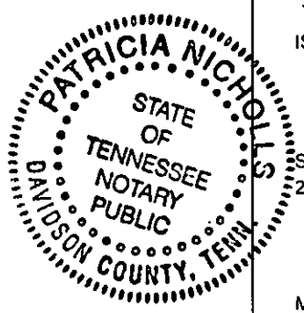
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of December, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Reeda Bates	Universal American Mortgage Company, LLC	Parcel ID:
497 Whispering Hills Drive	15550 Lightwave Dr.; Ste 200	14715019800
Nashville, TN 37211	Clearwater, FL 33760	

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, we

Caroline T. Hutchison, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Reeda Bates, unmarried

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. 154 on the Plan of Whispering Hills Subdivision, Section I, as of record in Book 2331, Page 84, Register's Office for said County.

Said Lot No. 154 fronts 142 feet on the westerly side of Whispering Hills Drive and runs back between lines 100 feet on the northerly line and 153.2 feet on the southerly line to a dead line in the rear on which it measures 118.6 feet.

Being the same property conveyed to Caroline T. Hutchison, a single woman, by Quitclaim Deed from Sam E. Stansbury, Trustee, of record in Instrument 20110512-0036571, dated May 12, 2011, Register's Office for said County. See also deed of record in Instrument 20060301-0023514, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2481, Page 499, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 84, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 497 Whispering Hills Drive, Nashville, TN 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 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 my hand this 22nd day of December, 2014.

Caroline T Hutchison

Caroline T. Hutchison

BILL GARRETT, Davidson County
Trans:T20140096009 DEEDWARR
Recvd: 12/23/14 13:03 2 pgs
Fees:13.00 Taxes:647.50
20141223-0117411

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 Caroline T. Hutchison, 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 Nashville, Tennessee, this 22nd day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

