STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 9/11/2015
File No. G14-0630D

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20150000029 DEEDWARR
Recvd: 01/02/15 08:36 2 pgs
Fees:13.00 Taxes:468.61
20150102-0000032

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jordan ugh and Dorothy E. Brewer (NAME)	CMG Mortgage, Inc. (NAME)	26-7-95
122 Corbridge Court (STREET ADDRESS)	3160 Crow Canyon Road Suite 400 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Candice Carpenter Elkins Davis, now Nelson and husband, Joel Nelson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Baugh, unmarried and Dorothy E. Brewer, 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:

DEB JB

*as tenants in common with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of RESUBDIVISION OF WINDSOR GREEN, PHASE I, SECTION III, LOTS 73-87, as shown by plat of record in Plat Book 6200, Page 366 (this plat voids and vacates the plat of record in Book 6250, page 46), in the 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 Candice Carpenter Elkins Davis, a single woman from Robert V. Jarratt, a single man, by Deed dated July 19, 2005, as Instrument No. 20050721-0085084, in the Register's Office for Davidson County, Tennessee.

The said Candice Carpenter Elkins Davis having since married and is now known as Candice Nelson. Joel Nelson joins in the execution of this instrument to convey any interest he may have in subject property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6406, page 929, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6200, page 366, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Book ~~9180~~, page ~~65 and Book 6396, page 542~~, Register's Office for Davidson County, Tennessee.

7864 369 DEB JB

5. Bylaws of record in Book 6406, page 942, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers as recorded in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

8. Easement to Madison Suburban Utility District as recorded in Book 4377, page 94, Book 6336, page 824, and Book 7410, page 996, Register's Office for Davidson County, Tennessee.

9. Charter of Homeowner's Association of record in Book 8192, page 65 and Book 6396, page 542, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 122 Corbridge Court, Goodlettsville, TN 37072.

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. Whenever 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 31st day of December, 2014.

Candice Carpenter Elkins Davis, now Nelson — December 31, 2014

Candice Carpenter Elkins Davis, now Nelson — Date

Joel Nelson — December 31, 2014

Joel Nelson — Date

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 Candice Carpenter Elkins Davis, now Nelson, and Joel Nelson, the bargainor(s), 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, this 31st day of December, 2014.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066