Davidson County	DEEDWARR
Recvd: 01/07/15 15:26	3 pgs
Fees:18.00 Taxes:639.88	
20150107-0001845	

Touchstone Title & Escrow, LLC
318 Seaboard Lane
Suite 114
Franklin, TN 37067

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,940.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES:
(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:
Tameka Monique Bayless	Highlands Residential Mortgage, Ltd.	Parcel ID:
1212 Canyon Ridge Court	12001 N. Central Expressway; #750	149070B05200CO
Antioch, TN 37013	Dallas, TX 75243	

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

Gregory Lynn Chase and wife, ~~Taren~~ Karen Chase

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

Tameka Monique Bayless, a single woman

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. 222 on the Plan of Canyon Ridge, Phase Two, of record in Plat Book 9700, Page 805, amended in Instrument 20031124-0170362, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory Lynn Chase, unmarried, by deed from T.F. Homes, LLC, of record in Instrument 20051025-0128609, said Register's Office, dated October 20, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20031002-0145846, amended in Instrument 20031218-0180508; and Instrument 20041008-0121636, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 805, amended in Instrument 20031124-0170362 said Register's Office; (3) Water Main Easement in Book 7097, Page 193, said Register's Office; (4) Storm Water Detention Agreement in Instrument 20030115-0006324, 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 1212 Canyon Ridge Court, Antioch, TN 37013

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 5th day of January, 2015.

Gregory Lynn Chase

~~Taren~~ Karen Chase

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Lynn Chase and wife, Karen Chase 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 Houston, Texas, this 5th day of January, 2015.

My Commission Expires: April 21, 2017

Notary Public

MICHELLE A. GARCIA
MY COMMISSION EXPIRES
April 21, 2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).