WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013096 DEEDWARR
Recvd: 02/23/15 13:51 2 pgs
Fees:13.00 Taxes:279.72
20150223-0015479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,600.00

Affiant

GREG FAIRBETTER STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2015.

Notary Public

My Commission Expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aundra K. Brown	CMG Mortgage Inc.	051-10-0B-004.00 CO
(NAME)	(NAME)	
165 Ellington Place	3160 Crow Canyon Rd. Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, DEBORAH SEATON, F/K/A DEBORAH D. RAGLAND, __MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUNDRA K. BROWN, UNMARRIED 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:

Being Unit No. 165 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is hereby made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DEBORAH D. RAGLAND, UNMARRIED PERSON, by deed from JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., of record in Book 8536, page 296, dated January 24, 1992, said Register's Office. Deborah D. Ragland is now known as Deborah D. Ragland Seaton.

This is:						
Improved	property, known as	165 Ellington Place		Nashville, TN 37115		
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 **20**th day of February, 2015.

Deborah Seaton by Carolyn Caudle attorney in fact

Deborah Seaton, by Carolyn Caudle
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Carolyn Caudle**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Deborah Seaton F/K/A Deborah D. Ragland,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of February, 2015.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018