Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-0006D

BILL GARRETT, Davidson County
Trans:T20150015998 DEEDWARR
Recvd: 03/04/15 13:30 2 pgs
Fees:13.00 Taxes:497.28
20150304-0018994

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF February 2015.

Notary Public

Commission Expires: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:
Canvas Properties, LLC
115 Stanwick Dr.
Franklin, TN 37067

SEND TAX BILLS TO:
Canvas Properties, LLC
115 Stanwick Dr.
Franklin, TN 37067

MAP-PARCEL:
03407005200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Westwood Communities, Inc.

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Canvas Properties, LLC

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 183 on the Plan of Shepherd Hills, Sec. VIII, as of record in Book 2854, page 120, Register's office for said county.

Being the same property conveyed to Bank of America, N.A, successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, herein by substitute trustee's deed of record in Instrument No. 20131004-0104466, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Department of Housing and Urban Development from Bank of America, N.A, successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by deed dated 10/15/2013 filed for record on 08/27/2014 in Instrument No. 20140827-0078020, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Westwood Communities, Inc. from Department of Housing and Urban Development by deed dated 2/9/15 **filed for record on** 2/18/15 **in Instrument No.** 20150218-0014154**, in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **313 Twin Hills Drive, Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its heirs and assigns, against the lawful claims of all

MC
AH

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 12 day of February, 2015.

Westwood Communities, Inc.
By: Howard Caughron, President

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Howard Caughron**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **Westwood Communities, Inc.**, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 12 day of February, 2015.

Notary Public

Commission Expiration: _____

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY