PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150019262 DEEDWARR
Recvd: 03/17/15 10:44 2 pgs
Fees:13.00 Taxes:462.50
20150317-0022739

W & I Ref: (DKM) Title No.: 57174
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jude J. Mena 2228 Riverway Drive Old Hickory, TN 37138	Platinum Mortgage, Inc. 103 Spenryn Dr. Suite B Madison, AL 35758

TAX MAP PARCEL NUMBERS: 053060B01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill E. Nelson**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jude J. Mena** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Waterford, Phase 2, of record in Book 7900, pages 412 and 413, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roald David Nelson by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset Backed Certificates, Series 2006-14, dated May 11, 2012, recorded on May 24, 2012, of record in Instrument No. 20120524-0044975, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20131230-0130927, said Register's Office, subject property was conveyed to Jill E. Nelson, a single person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 053060B01800CO. The Plan, with Owner's Certificate, of record in Book 7900, pages 412 and 413, said Register's Office, to which plan reference is hereby made for a more complete description.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 8694, page 216, Book 8699, page 462, Book 9530, page 185, Book 7463, page 294; By Laws of record in Book 8715, page 583, and Instrument No. 200903090020515, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 2228 Riverway Drive, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2015.

Jill E. Nelson

Jill E. Nelson

State of Tennessee

County of Davidson

On this 25th day of February, 2015, before me the undersigned authority, personally appeared Jill E. Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-24-2017

State of Tennessee

County of Knox

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

Sworn and subscribed before me this 25 day of February, 2015.

Notary

My Commission Expires: 04-02-2017

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY