BILL GARRETT, Davidson County
Trans:T20150019378 DEEDWARR
Recvd: 03/17/15 12:56 2 pgs
Fees:13.00 Taxes:525.40
20150317-0022865

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP150540

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2015.

Notary Public
My commission expires: 8/23/16

KATHRYN MICHELLE CASSIDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Nelson Glenn 2921 Edge Moor Drive Nashville, TN 37127	Churchill Mortgage Corp 761 Old Hickory Blvd #400 Brentwood, TN 37027	150-05-0-191.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Barbara Fleming, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nelson Glenn,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Being Lot No. 726, on the Plan of Edge-O-Lake Subdivision, as of record in Book 4460, Page 44 (incorrectly referred to as Book 4991, Page 547 in prior deeds of record), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Barbara Fleming by QuitClaim Deed from Leah Kasanaha Smith and husband Nathaniel X Smith dated February 19th, 2015 and recorded 02/24/2015 in Instrument Number 20150224-0015882, Register's Office for Davidson County, Tennessee.

Further being the same property (incorrectly and in error) conveyed to Leah Smith by QuitClaim Deed in Lieu of Foreclosure by Barbara Fleming, dated November 18, 2014 and recorded December 12, 2014 in Instrument Number 20141212-0113773.

Further being the same property conveyed to Leah Kasanaha Smith, married from Shane Allison, Trustee of the Spring Hill Land Trust by Warranty Deed on February 27, 2013, of record in Instrument Number 20130301-0020824, Register's Office for Davidson County, Tennessee.

Further being same property conveyed to Shane Allison, Trustee of the Spring Hill Land Trust by Special Warranty Deed from Timothy A Hendricks and Anna Hendricks dated 2/19/2013 and recorded 3/1/2013 in Instrument Number 20130301-0020822, Register's Office for Davidson County, Tennessee. (NOTE: A Joint Venture agreement of record in Instrument Number 20010521-0052225, wherein Blair McFarlane gave Timothy A Hendricks and Anna Hendricks a 50% interest in property, THUS Timothy A Hendricks and Anna Hendricks deeded property to Shane Allison, Trustee of the Spring Hill Land Trust by Special Warranty Deed dated 2/19/2013 and recorded 3/1/2013 in Instrument Number 20130301-0020822, Register's Office for Davidson County, Tennessee)

Further being same property conveyed to Shane Allison, Trustee of the Spring Hill Land Trust by Special Warranty Deed from The Bank of New York Mellon FKA The Bank ofNew York, as Trustee for the Benefit of the

Certificateholders of the CWABS Inc. asset backed certificates, Series 2006-BC1, dated 8/13/2012 and recorded 8/21/2012, in Instrument Number 20120821-0075000, Register's Office for Davidson County, Tennessee.

The Subject property is neither the principle residence of Grantor nor his/her spouse nor any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2921 Edge Moor Drive, Nashville, TN 37127

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of March, 2015.

Barbara Fleming by Jim Fleming, AIF

Barbara Fleming by Jim Fleming,
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jim Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Barbara Fleming and that he is authorized by Barbara Fleming to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 6th day of March, 2015.

KCassidy

State of Tennessee at Large

My Commission expires: 8/23/16

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AUG 23, 2016