RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20150020522 DEEDWARR
Recvd: 03/20/15 12:05 2 pgs
Fees:13.00 Taxes:416.25
20150320-0024200

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-2037PD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF MARCH, 2015.

Notary Public

Commission Expiration: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Cody Litwiler
~~314 Bonnahurst Drive~~ 7000 Bonnacrest Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Churchill Mortgage Corp
761 Old Hickory Blvd #400
Brentwood, TN 37027

MAP-PARCEL:
07509001000

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, I,

Westwood Communities, Inc.

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

Cody R. Litwiler, a single man

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:

Land in Davidson County, Tennesse, being Lot No. 584 on the plat of Hermitage Hills, Section 6, of record in Book 3300, page 10, Regsiter's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Westwood Communities, Inc. on 09/23/2014 by deed from Secretary of the Department of Housing and Urban Development, filed for record on 09/25/2014 in Instrument No. 20140925-0088256, 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 7314 Bonnahurst Drive, Hermitage, TN 37076, AKA 7000 Bonnacrest Drive, Hermitage, TN 37076.

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, his 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, his 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 19 day of March, 2015.

WESTWOOD COMMUNITIES, INC.

Howard Caughron 3-19-15

By: Howard Caughron, President

STATE OF TENNESSEE
COUNTY OF Davidson

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 19 day of March, 2015.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY