BILL GARRETT, Davidson County
Trans:T20150022572 DEEDWARR
Recvd: 03/27/15 12:54 2 pgs
Fees:13.00 Taxes:825.10
20150327-0026627

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of March, 2015 by and between Randa F. Dawson, unmarried, hereinafter referred to as GRANTOR, and Douglas Charles Wonder, a married man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 341 on the Plan of Section Three, Bradford Hills, of record in Plat Book 7900, page 6, as amended in Book 7900, page 239, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randa F. Dawson by Quitclaim Deed from Tomi Lue Beck, dated April 28, 2014, recorded May 2, 2014, of record in Instrument 201405020037469, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Tomi Lue Beck and Randa F. Dawson, as joint tenants with rights of survivorship, by Warranty Deed from Patrick J. Parker, unmarried, dated December 21, 2001, recorded January 8, 2002, of record in Instrument 200201080003037 as re-recorded in Instrument 200201240009825 to correct vesting information, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 1512 Roundhill Court, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Randa F. Dawson

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Randa F. Dawson, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26th day of March, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Douglas Charles Wonder
1512 Roundhill Court,
Nashville, TN 37211

Send Tax Statements to:
CMC Funding Inc.
804 Green Valley Road, Ste 106
Greensboro, NC 27408

Map & Parcel 172120A07700CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $223,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of March, 2015.

Notary Public

My Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-092