BILL GARRETT, Davidson County
Trans:T20150032043 DEEDWARR
Recvd: 04/28/15 10:36 2 pgs
Fees:13.00 Taxes:758.50
20150428-0037861

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15261FA

Send Tax Bills To:
GMFS LLC
7389 Florida Blvd # 200A
Baton ~~Rogue~~ Rouge La 70806

New Owner is:
Regina D. Caldwell
2249 Gilmore Crossing Lane
Nashville, TN 37218

MAP: 058-09-0A

PARCEL: 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brian Mells, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Regina D. Caldwell, an unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2249 Gilmore Crossing Lane, Nashville, TN 37218**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of Creekside Trails, Phase 5, of record in Instrument Number 20051103-0133061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Brian Mells by Warranty Deed from PNMAC Mortgage Opportunity Fund Investors, LLC, dated 10/15/12 and recorded 11/21/12 in Instrument Number 20121121-0107508, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs

and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2015.

GRANTOR(S):

BRIAN MELLS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brian Mells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**.

AFFIANT

SWORN TO and subscribed before me this 24 day of April, 2015.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires: 3-20-18