Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2015.

Notary Public
My commission expires: 7/23/18

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

13-1504-132379

Address of New Owner:	Send Tax Bills to:	Tax Information
Theodore D. Williams 10702 Ancona Lane San Diego, CA 92131	New owner	083-01-0-102.00

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, Erika Williams, n/k/a, Erika Williams Richie, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Theodore D. Williams, 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:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Jones and Bradfords Subdivision, of record in Book 161, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erika Williams by Special Warranty Deed from Deutsche Bank National Trust Company, as for Carrington Mortgage Loan Trust Series 2005-NC1 Asset Backed Pass Through Certificates, dated April 25, 2006, recorded April 27, 2006, of record in Instrument No. 20060427-0048062, re-recorded in Instrument No. 20060518-0058337, Register's Office for Davidson County, Tennessee.

Ericka Williams has since married and is now known as Erika Williams Richie.

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 1029 Sharpe Avenue, Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20150032162 DEEDWARR
Recvd: 04/28/15 13:45 2 pgs
Fees:13.00 Taxes:758.50
20150428-0037994

WITNESS my hand this 23rd day of April, 2015.

Erika Williams Richie

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erika Williams Richie and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Buncombe, NC, this 23rd day of April, 2015.

My Commission expires 10/16/17

ANNA SCHLOBOHM
NOTARY PUBLIC
Transylvania County, NC
My Commission Expires October 16, 2017