RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155829

BILL GARRETT, Davidson County
Trans:T20150036937 DEEDWARR
Recvd: 05/13/15 09:33 2 pgs
Fees:13.00 Taxes:555.00
20150513-0043758

WARRANTY DEED

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kameran A. Thomas and Nathaniel T. Laux 21 Vaughns Gap Rd. #H126 Nashville, TN 37076	Same address as new owner	086-02-0-021.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN HIGGINS A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAMERAN A. THOMAS AND NATHANIEL T. LAUX WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 103, Dodson Heights, as shown on Plat of record in Book 2900, Page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Stephen Higgins, by Special Warranty Deed from The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1, dated October 1, 2014 and recorded October 21, 2014, of record in Instrument Number 20141021-0096785, in the Register's Office of Davidson County, Tennessee.

BEING the same property previously conveyed to The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1, by Successor Trustee's Deed from Robert S. Coleman, Jr., as Successor Trustee, dated January 16, 2014, recorded January 17, 2014, said Register's Office.

AND BEING the same property previously conveyed to Jeffie E. Townsend and wife, Linda S. Townsend by Warranty Deed from Charles L. Pike and wife, Joyce Pike, dated February 1, 1974, recorded February 4, 1974, of record in Book 4785, page 333, said Register's Office.

The address of the herein described property is believed to be 6018 Cortez Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of May, 2015.

STEPHEN HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of May, 2015.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18