BILL GARRETT, Davidson County
Trans:T20150040494 DEEDWARR
Recvd: 05/26/15 12:05 2 pgs
Fees:13.00 Taxes:586.45
20150526-0048043

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

BR15-3111

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tenneessee 37212

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP PARCEL NUMBERS
Shea Barham	CMG Mortgage, Inc.	
3111 Harpeth Springs Drive (ADDRESS)	3160 Crow Canyon Rd, Ste 400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	141060D05400CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KELLY E. FREEMAN, A MARRIED MAN AND CARINA L. FREEMAN, HIS WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEA BARHAM, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 54 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, 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 Kelly E. Freeman, a married man and Carina L. Freeman, his wife by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040712-0082233, Register's Office for Davidson County, Tennessee, dated June 24, 2004 and recorded on July 12, 2004.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Book 1298, Page 244, Book 7601, Page 415, Instruments of record in Instrument No. 20030213-0019999, Instrument No. 20030205-0016032 and Instrument No. 20050520-0056889, Instrument No. 20030218-0020987, Instrument No. 20020709-0082561, Instrument No. 20030218-0020986, Instrument No. 20030303-0027398, Instrument No. 20021217-0155374, Instrument No. 20020912-0110994, Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3111 Harpeth Springs Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this 21st day of May, 2015.

Kelly E. Freeman

Carina L. Freeman

STATE OF Tennessee
COUNTY OF Davidson

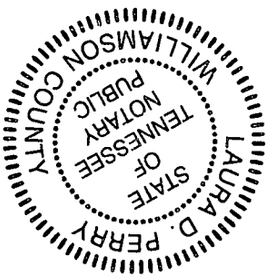
On this the 21st day of May, 2015, before me personally appeared Kelly E. Freeman, a married man and Carina L. Freeman, his wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official seal~~, this the 21st day of May, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959