(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043432 DEEDWARR
Recvd: 06/03/15 11:06 2 pgs
Fees: 13.00 Taxes: 499.50
20150603-0051721

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7503 GARCIA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Catherine Diane Garcia	Everett Financial Inc dba Supreme Lending	161-02-0-026.00
5019 Meta Drive	14801 Quorum Drive Ste 300	
Nashville, TN 37211	Dallas TX 75254	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY R. ELLIOTT, UNMARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CATHERINE DIANE GARCIA, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5019 Meta Drive, Nashville, TN 37211

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/or 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/or 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 hand on the 1st day of June, 2015.

Timothy R. Elliot by Monica Corley, attorney-in-fact

Timothy R. Elliott by Monica Corley, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 1st day of June, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Monica Corley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Timothy R. Elliott for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Timothy R. Elliott.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 80, MCMURRAY HILLS (erroneously referred to as McMurry Hills in Deed of Acquisition), as shown on plat of record in Plat Book 3700, Page 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Timothy R. Elliott and wife, Kathy Krivoy Elliott by Warranty Deed from Peter C. Holm etux Mary A. Holm, recorded on the 22nd day of July, 2002 in Instrument No. 20020722-0087685, in the Register's Office of Davidson County, Tennessee.

*Kathy Krivoy Elliott having since died on October 3, 2013.

This instrument is being executed in behalf of Timothy R. Elliott pursuant to a power of attorney executed by the same on the 05/27/2015, and being filed for in Instrument #20150527-0048613, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY HILLS, as recorded in Plat Book 3700, Page(s) 5, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3882, Page 846, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).