WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150046466 DEEDWARR
Recvd: 06/11/15 14:46 2 pgs
Fees: 13.00 Taxes: 651.20
20150611-0055516

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kathy R. Goodloe	CMC Funding, Inc.	Parcel ID:
6737 Ascot Drive	804 Green Valley Road, Ste. 106	151090A245000CO
Antioch, TN 37013	Greensboro, NC 27408	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Arvel L. Banks, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kathy R. Goodloe, a single woman
hereinafter called the GRANTEES, their heirs 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. 245, on the Final Plat of Long Hunter Chase, a residential planned unit development, Phase 3, Section 1, of record in Instrument 20001103-0109138, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arvel L. Banks, an unmarried man, by deed from Victor M. Sosa and wife, Rosalinda Sosa, a married couple, of record in Instrument 20060710-0082508, said Register's Office, dated June 30, 2006, and re-recorded in Instrument 20060718-0086541, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9430, Page 251; Book 9534, page 938; Book 9534, Page 942; Instrument 20020930-0118656; Instrument 20010514-0049630 and Book 9430, Page 279, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001103-0109138, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6737 Ascot Drive, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 26th day of May, 2015.

Arvel L. Banks
Arvel L. Banks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arvel L. Banks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 2015.

My Commission Expires: 8/23/16 Patricia Nichols
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.