WARRANTY DEED

JOY GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

J-AR-15-3000

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20150047690 DEEDWARR
Recvd: 06/16/15 10:42 2 pgs
Fees:13.00 Taxes:580.90
20150616-0057115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Delain L. Deatherage	**CMG Mortgage Inc**	
(NAME)	(NAME)	**117-03A-144.00CO**
3000 Hillsboro Pike, Unit 144	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **EMMETT L. LAWLER AND WIFE, TERESA V. LAWLER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DELAIN L. DEATHERAGE,** 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:

A certain condominium apartment unit in Davidson County, Tennessee, and being Unit No. 144 on the plan of Versailles Condominium Apartments, a Tennessee Horizontal Property Regime located at 3000 Hillsboro Pike, Nashville, Tennessee as shown on the plan of record at Plat Book 5050, Page 80, as amended by the Surveyor's Certificate of record at Book 5171, Page 153, and as described in the Master Deed of record at Book 5168, Page 944, as amended of record, together with the By-Laws and Charter appurtenant thereto, all of record in the Register's Office of Davidson County and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, carpets and floor coverings, appliances as agreed upon and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto (all hereinafter referred to as the "property").

Being the same property conveyed to Emmett L. Lawler and wife, Teresa V. Lawler by Warranty deed from Charles Bradley Lawler of record in Instrument No. 20050427-0047044 Register's Office for Davidson County, Tennessee, dated April 25, 2005 and recorded on April 27, 2005.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 80, as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Townhomes of record in Book 5168, Page 944, as amended in Book 7770, page 955, Book 5589, page 367, Book 5659, page 641, Book 5667, page 375 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
- Charter of Versailles Townhomes Homeowner's Association of record in Book 5179, Page 858, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4240, Page 209, Book 5221, page 681, Book 3531, page 592, Book 4158, page 34, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3000 Hillsboro Pike, Unit 144, Nashville, Tennessee 37215**.

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 the 12th DAY OF JUNE, 2015.

Emmett L. Lawler

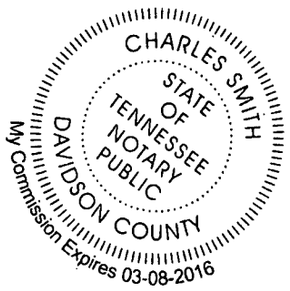
Teresa V. Lawler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of June, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)

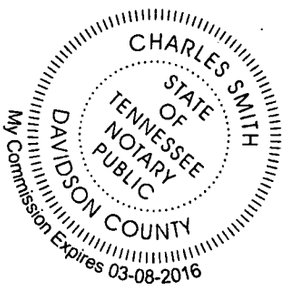


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of June, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212