WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150049906 DEEDWARR
Recvd: 06/23/15 08:35 2 pgs
Fees: 13.00 Taxes: 1109.63
20150623-0059796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1249B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua Hobbs Jasien	Caliber Home Loans, Inc.	102-03-0-095.00
6534 Marauder Dr.	3701 Regent Blvd, Ste 200	
Nashville, TN 37209	Irving, TX 75063	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL ROBERT FLY, A MARRIED MAN
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA HOBBS JASIEN. A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 1343 on the Plan of Charlotte Park Section 18 of record in Plat Book 3600, Pages 51 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Marauder Drive at the common front corners of Lots 1342 and 1343; thence with the line between said lots, Eastwardly 107.7 feet to a concrete monument at the common rear corners of Lots Nos. 1342, 1343 and 1344; thence with the line between Lots Nos. 1343 and 1344, Southwardly 106.5 feet to a point in the Northerly margin of Landau Drive; thence with said margin of said drive, Southwestwardly 87.0 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve Northwestwardly 41.74 feet to a concrete monument in the Easterly margin of Marauder Drive; thence with said margin of said Drive, Northwestwardly 107.69 feet to the point of beginning.

Being the same property conveyed to Michael Robert Fly, a married man, with Mildred Florine Fly retaining a life estate by Quitclaim deed from Mildred Fly of record in Instrument No. 20120424-0034782 Register's Office for Davidson County, Tennessee, dated April 23, 2012 and recorded on April 24, 2012. Mildred Florine Fly having since died on August 8th, 2014.
*** THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 3600, Page (s) 51 and 52, Register's Office for Davidson County, Tennessee.

Subject to all applicable zoning ordinances ; utility, sewer, drainage and other easements of record; all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; building restrictions; and, other matters of public record.

This is property known as 6534 Marauder Dr., Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 19th day of June, 2015.

Michael Robert Fly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL ROBERT FLY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of June, 2015.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1249B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027