WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-VRES-15-215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2015.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Frazier and Cassi Frazier	**CMG Mortgage, Inc**	
(NAME)	(NAME)	**051-15-0C-002.00**
215 Walton Lane	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**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 **REFRESHCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER FRAZIER AND CASSI FRAZIER,** husband and wife 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 Lot No. 2 on the Plan of Cluster Lot Development, Revised Final Plat for Section 1, Walton Oaks Subdivision of record in Instrument Number 20011026-0117176, as revised in Instrument Number 20011206-0134230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Refreshco, LLC, a Tennessee limited liability company by Quitclaim deed from Liff-Newberry Ventures, a Tennessee joint venture of record in Instrument No. 20090122-0005682 Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on January 22, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20011026-0117176, as revised in Instrument Number 20011206-01343230, Register's Office of Davidson County, Tennessee.
- Restrictive Covenants of record as Instrument Number 20010927-0104591 in the Register's Office for Davidson County, Tennessee.
- Judgment Order of Conveyance of record in Book 4111, Page 165, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, Page 439, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4129, Page 903, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4129, Page 911, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for sanitary Sewers and/or Storm Drainage of record in Book 4139, Page 48, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 4861, Page 449, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20011011-0110937, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 54, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215 Walton Lane , Madison, Tennessee 37115**.

BILL GARRETT, Davidson County
Trans:T20150053181 DEEDWARR
Recvd: 07/01/15 14:37 2 pgs
Fees:13.00 Taxes:888.00
20150701-0063825

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 29th DAY OF JUNE, 2015.

Refreshco, LLC, a Tennessee limited liability company

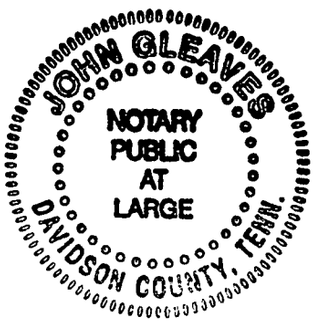
BY:_____
Zachary Liff
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ZACHARY LIFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of REFRESHCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 29th of June, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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