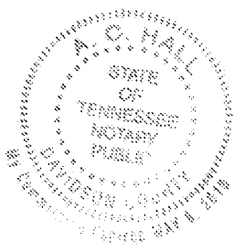
Davidson County	DEEDWARR
Recvd: 07/02/15 13:45	3 pgs
Fees:18.00 Taxes:769.60	
20150702-0064381	

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meghan N. Krepel	Cmg Mortgage Inc	MAP 141-6-A
(NAME)	(NAME) Ste 401	
7733 Poplar Ridge Drive	3160 Crow Canyon Rd	Parcel 47.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ernest Brian Wilson, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meghan N. Krepel**, 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:

Conveyed

Land in Davidson County, Tennessee being Lot No. 38 on the Plan of Section Four Poplar Ridge, a Residential Planned Unit Development of record in Plat Book 9700, page 119, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ernest Brian Wilson, a single person by Warranty Deed, from Paul D. Benton and wife Kelly L. Benton filed for record on July 18, 2013 as Instruments No. 20130718-0074376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 119, said Register's Office; (c) Restrictive covenants contained in Book 8113, page 105; Book 10322 page 76; and By-Laws of record in Book 8113, page 116, said Register's Office; and (d) Charter of record in Book 8232, page 501, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7733 Poplar Ridge Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 30th day of June, 2015.

Ernest Brian Wilson

State of Tennessee
County of Davidson

Personally appeared before me Ernest Brian Wilson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 60415160

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2017

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith