NEW OWNER:

Rebekah Scott
1880 Shaylin Loop
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Lender:
CMG Mortgage, Inc.
3160 Crow Canyon Rd, Suite 400
San Ramon, CA 94583

FILE NO: 15-0573

Map 173 Group 05-0-A Parcel 011.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150054197 DEEDWARR
Recvd: 07/06/15 14:00 3 pgs
Fees:18.00 Taxes:517.63
20150706-0065059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars ($139,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TYLER STEVEN BROWNING, a married man,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **REBEKAH SCOTT, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING all of Lot No. 11 (Eleven) on the Plan of Barnes Crossing, Phase 1, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and as Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Steven Browning, an unmarried man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 5, 2010, and of record in Instrument No. 20100310-0018249, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1880 Shaylin Loop, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **June, 2015**.

TYLER STEVEN BROWNING

CAITLYN BROWNING, joins in this conveyance to convey any martial interest or other interest that she may have in the above referenced property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TYLER STEVEN BROWNING AND CAITLYN BROWNING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of **June, 2015**.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ 139,900.00 .

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2015.

NOTARY PUBLIC

My commission expires: Nov 5, 2016

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY