Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Affiant

Subscribed and sworn to before me, this 17th day of July 2015.

Notary Public
My commission expires: January 11, 2016

Davidson County	DEEDWARR
Recvd: 07/17/15 15:23	3 pgs
Fees:18.00 Taxes:438.45	
20150717-0070243	

WILLIAMSON COUNTY SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	Send Tax Bills to:	Tax Information
Katelyn Bannister	CMG Mortgage, Inc.	004 140010.00
226 Martingale Dr.	3160 Crow Canyon Rd., Ste. 400	
Old Hickory TN 37138	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Vickie Janiece Hudson, an unmarrried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Katelyn Bannister, a single woman hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 226 on the Plan of Block No. 4 on the plan of Cumberland Terrace Subdivision Part I as of record in Book 1424 Page 48 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vickie James Hudson of record in Instrument No. 20080728-0076663 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Cumberland Terrace Block 4 of record in Book 1424 Page 49, Register's Office for Davidson County, Tennessee

This property is improved property known as 226 Martingale Dr., Old Hickory, Tennessee 37138

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of July, 2015.

Vickie Janiece Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of July, 2015.

Notary Public

My Commission expires: January 11, 2016

FILE NO: 08926

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY