WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/15 15:51 2 pgs
Fees:13.00 Taxes:654.90
20150807-0079113

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$177,000.00.**

Affiant

Subscribed and sworn to before me this day of _____, 20__

Notary Public
My Commission expires: _____
(Affix Seal)

CRYSTAL SANTI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2019

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joel Beller	CMG Mortgage Inc.	Map 175-01-0 Parcel 03200
5536 Murphywood Xing	3160 Crow Canyon Road, Suite 400	
Antioch, TN 37013	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Guy Turner and wife, Priscilla Turner** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joel Beller, an unmarried man and Faith Paris, an unmarried woman, as joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 105 on the Plan of Asheford Crossing, Section Four of record in Book 9700, page 912, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Guy Turner and wife, Priscilla Turner by Warranty Deed from Erin Elizabeth Evans dated 5/16/03 of record in Instrument Number 20030520-0068890, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 9700, page 912, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9651, page 900 as amended in Book 9980, page 483; Book 10301, page 180; Book 10343, page 575; Book 10640, page 941; Book 11455, page 769; Book 10717, page 97; Instrument Number 20001018-0103441; and Instrument Number 20010418-0038191,, Register's Office for Davidson County, Tennessee.
- Charter of Asheford Crossing Homeowner's Association, Inc. of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.
- By-laws of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1224, page 257, and Book 10574, page 867, Registers' Office for Davidson County, Tennessee.

This is improved property known as: **5536 Murphywood Xing, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 5, 2015.

Guy Turner

Priscilla Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Guy Turner and Priscilla Turner** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 5, 2015

My commission expires 11-10-17

Notary Public

Certificate of Authenticity

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY