This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $210,000.00

Affiant

Subscribed and sworn before me this the 14th day of August, 2015.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyra M Storm	CMG Mortgage INC	114-08-0C-140.00-CO
7277 Charlotte Pike #325	3160 Crow Canyon Road, ste 400	
Nashville, TN 37209	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NESTOR S. ILAGAN AND WIFE, OLIVIA D. ILAGAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KYRA M STORM AND CHANDLER W HOOD, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 136, West Park, Phase 3, as shown on plat of record in Instrument No. 20060202-0012968, and as shown on Second Supplement to the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060202-0013378, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nestor S. Ilagan and wife, Olivia D. Ilagan by quitclaim deed from Nestor S. Ilagan of record in Instrument No. 20100405-0024904 Register's Office for Davidson County, Tennessee, dated March 25, 2010 and recorded on April 05, 2010.

(Value of consideration shown in aforementioned deed $0.00.)

Being also known as 7277 Charlotte Pike Unit #325 Nashville, TN 37209.

Subject to all Easements and Restrictions of record.

THIS IS X IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 7277 Charlotte Pike #325, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of August, 2015.

Nestor S. Ilagan

Olivia D. Ilagan

BILL GARRETT, Davidson County
Trans:T20150071006 DEEDWARR
Recvd: 08/21/15 13:53 2 pgs
Fees:13.00 Taxes:777.00
20150821-0084718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nestor S. Ilagan and Olivia D. Ilagan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2015.

My commission expires:

9-10-2018

Notary Public

