Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150076525 DEEDWARR
Recvd: 09/09/15 08:37 2 pgs
Fees:13.00 Taxes:821.40
20150909-0091384

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2015.

Notary Public
My commission expires: 4/15/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brendan Walter 800 Fairwin Ave Nashville, TN 37216	CMG Mortgage, Inc 3160 Crow Canyon Rd, #400 San Ramon, CA 94583	07209028000

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, **Julia E. Rizzo, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brendan Walter and Kristen Reilly, both unmarried, as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west parts of Lots Nos. 43, 44 and 45 on the Plan of Eskridge Subdivision of part of The W. B. Franklin Property of record in Plat Book 547, Page 52, in the Register's Office for Davidson County.
Said parts of said Lots Nos. 43, 44 and 45 front 50 feet on the southerly side of Fairwin Avenue and run back between lines 175 feet, more or less, on the east line and 175.3 feet on the west line, along the east margin of the right-of-way of the L & N Railroad, to a dead line on which they measure 59.4 feet, more or less.

Being the same property conveyed to Julia E. Rizzo, a single woman by warranty deed from Robert John Rutsky, unmarried of record in Instrument No. 20080428-0042805 Register's Office for Davidson County, Tennessee, dated 04/18/2008 and recorded on 04/28/2008.

This property is improved property known as 800 Fairwin Ave, Nashville, TN, 37216

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

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 the 4th day of September, 2015.

Julia Rizzo

Julia E. Rizzo

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 **Julia E. Rizzo** 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 Franklin, Tennessee, this the 4th day of September, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015083849