WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082982 DEEDWARR
Recvd: 09/30/15 08:41 2 pgs
Fees:13.00 Taxes:399.60
20150930-0099050

Y-VRES-15-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barat Hama	**CMG Mortgage Inc**	
(NAME)	(NAME)	
127 McMurray Circle	**3160 Crow Canyon Road, Ste 400**	**147-16-A-27.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEBRA ELDER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BARAT HAMA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of McMurray Court, a Planned Unit Development, of record in Book 6250, Page 230, and amended in Book 6606, Page 144, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Debra Lee Mardis, unmarried by Warranty Deed from Eileen M. Eley, unmarried, recorded on the 19th day of April, 2005 in Instrument No. 20050419-0043495, in the Register's Office of Davidson County, Tennessee. The said Debra Lee Mardis having since married is known as Debra Elder.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCMURRAY COURT, as recorded in Plat Book 6250, Page(s) 230 and amended in Book 6606, Page 144.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6646, Page 539, Book 6481, Page 849, Book 7325, Page 261, Book 7338, Page 23, Book 8631, Page 850 and Instrument No. 20071001-0116683.
- Terms and provisions of by-Laws amended in Instrument No. 20071001-0116682.
- Charter recorded in Book 6468, Page 186 and amended in Book 7529, Page 439.
- Quitclaim Deed to Homeowners Association for Common Area recorded in Book 6481, Page 851.
- Storm Water Detention Agreement recorded in Book 6450, Page 955.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **127 McMurray Circle, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 28th DAY OF SEPTEMBER, 2015.

Debra Elder

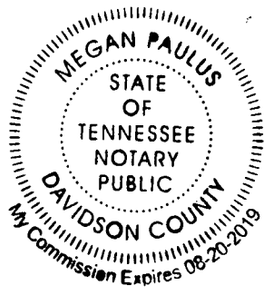
Ron Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

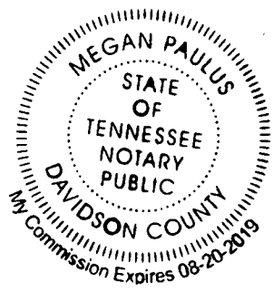


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212