WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150084035 DEEDWARR
Recvd: 10/02/15 11:30 2 pgs
Fees: 13.00 Taxes: 351.50
20151002-0100451

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-20-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1445B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Yadira G. Cuevas	CMG Mortgage	096-11-0A-069.00-CO
300 Hickory Place	3160 Crow Canyon Rd #400	
Nashville, TN 372143400	San Ramon CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MATTHEW W. WILLIAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YADIRA G. CUEVAS, AN UNMARRIED WOMAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Unit H-10, Phase IV, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 182 and referred to as Exhibit "C" found at Page 185. Unit H-10 being part of the Unit plan for Phases 2-8, Section I, Hickory Place Condominiums of records in Plat Book 6250, Page 795, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew W. Williams, unmarried, Herbert W. Williams and wife, Earline Williams, as joint tenants with rights of survivorship with the remainder to the survivor in fee by Warranty deed from Jo Anne Cundiff Griffin and husband, William J. Griffin, Jr. of record in Book 11741, page 353, Register's Office for Davidson County, Tennessee, dated November 10, 1999 and recorded on November 12, 1999. Herbert W. Williams having since died on April 4, 2000 and Earline Williams having since died on October 15, 2012, vesting sole ownership in Matthew W. Williams as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 795, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Book 6472, Page 435 as amended in Book 6476, page 663; Book 6654, page 910 and Book 7015, Page 182 , Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 300 Hickory Place, Nashville, TN 372143400

G15-2891

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 on the 1st day of October, 2015.

Matthew W. Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MATTHEW W. WILLIAMS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1445B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027