BILL GARRETT, Davidson County
Trans:T20160014304 DEEDWARR
Recvd: 02/22/16 10:40 2 pgs
Fees:13.00 Taxes:406.63
20160222-0016509

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Megan McMurtry
3506 New Windsor Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MORTGAGEE
CMG Mortgage Inc
3160 Crow Canyon Road Ste 400
San Ramon, California 94583

MAP 150
GROUP 03 0
PARCEL 159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Teresa Elliott and Michael Buntin, wife and husband** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Megan McMurtry, an unmarried woman**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46A on the Plan of Zone Lot Division of Lots 43 thru 47, Chelsea of Priest Lake, Section One-B, of record in Book 6250, page 8, amended in Plat Book 6250, page 264, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 46A fronts 15 feet on the southerly margin of Windsor Court and extends back 149.03 feet on the southeasterly line and 187.71 feet on the northwesterly line to a dead line in the rear measuring 89.19 feet thereon.

Being the same property conveyed to Teresa R. Elliott by deed from Rodney Gross and wife Pamela Gross, dated August 30, 2000, of record in Instrument No. 20000905-0087079, Register's Office for said County..

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6250, page 8, amended in Plat Book 6250, page 264, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 3506 New Windsor Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Megan McMurtry, an unmarried woman**, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 18th day of February, 2016.

Teresa Elliott

Michael Buntin

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Teresa Elliott and Michael Buntin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: ~~February 25~~ March, 2019

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $109,900.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: ~~February 25~~ March 10, 2019

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY