Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0220

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2016

Notary Public
Commission Expires: 06-19-2018

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cedric Erwin Lee 651 Heritage Drive Madison, TN 37115	ISERVE RESIDENTIAL LENDING, LLC 13520 Evening Creek Drive N, Suite 400 San Diego, CA 92128	042-07-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shirley Bevans and Alpheaus A. Bevans, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cedric Erwin Lee, an umarried man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 14 on the plan of Heritage Village, Section Two, of record in Plat Book 4460, Page 160, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Shirley Bevans and Alpheaus A. Bevans, wife and husband, by Warranty Deed from Wayne E. Allen and wife, Thelma Allen, dated 12/1/00 and recorded 12/5/00 in Instrument No. 20001205-0119509, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 651 Heritage Drive, Madison, TN 37115.

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 and assigns forever; and we so covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160017165 DEEDWARR
Recvd: 03/02/16 11:15 2 pgs
Fees:13.00 Taxes:721.50
20160302-0019910

Dated this the 26th day of February, 2016.

Shirley Bevans, by Alpheus A. Bevans, as attorney in fact
Shirley Bevans, by Alpheus A. Bevans, as Attorney in Fact

Alpheus A. Bevans
Alpheaus A. Bevans

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Alpheaus A. Bevans
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 at Hendersonville, Tennessee this 26th day of February, 2016.

Notary Public
My Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Sumner

On this the 26th day of February, 2016, before me personally appeared Alpheaus A. Bevans to me known to be the person who executed the foregoing instrument on behalf of Shirley Bevans, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Shirley Bevans.

Witness my hand and official seal at Hville Tennessee, this 26th day of February, 2016.

Notary Public

Commission Expires:
11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY