PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Robin Edwards
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2016.

Janice H. Collins
Notary Public

My commission expires: 9-11-17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160024024 DEEDWARR
Recvd: 03/24/16 12:22 2 pgs
Fees:13.00 Taxes:684.50
20160324-0027962

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Catherine E. Luedtke and Donald P McCann	Stearns Lending, LLC	161-09-0A-121-00-CO
4847 Bevendean Drive F-11	P.O. Box 8068	
Nashville, TN 37211-6746	Virginia Beach, VA 23450	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Zagoria and Lindsay Zagoria (FKA Lindsay Dycus), husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Catherine E. Luedtke, a single woman, and Donald P McCann and Sarah McCann, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. F-11 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by Exhibit "A" to the First Amendment to Master Deed of record as Instrument No. 20080808-0081965 and corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Zagoria and Lindsay Dycus, both unmarried persons as tenants in common with rights of survivorship, by Warranty Deed dated November 17, 2011, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20111118-0090571 in the Register's Office for

Davidson County, Tennessee; the said Lindsay Dycus having since married Michael Zagoria and is now known as Lindsay Zagoria.

This is improved property known as 4847 Bevendean Drive F-11, Nashville, TN 37211-6746.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of March, 2016.

Michael Zagoria by
K Coalmer Attorney in Fact
Michael Zagoria by Kurt Coalmer,
Attorney in Fact

Lindsay Zagoria by
K Coalmer Attorney in Fact
Lindsay Zagoria by Kurt Coalmer,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kurt Coalmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Michael Zagoria and Lindsay Zagoria and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Michael Zagoria and Lindsay Zagoria.

WITNESS my hand and official seal this 22 day of March, 2016.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8.21.17

SolomonParks File No. 316034