BILL GARRETT, Davidson County
Trans:T20160027977 DEEDWARR
Recvd: 04/06/16 12:48 2 pgs
Fees:13.00 Taxes:622.34
20160406-0033007

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,200.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2016.

Notary Public

My commission expires: _____

MARGARET D. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nickie L. Williams	Freedom Mortgage	**151-10-0A-079.00-CO**
7413 East Winchester Drive	907 Pleasant Valley Ave., Ste. 3	
Antioch, TN 37013	Mount Laurel, NJ 08054	

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, we,

Cortney L. Elmore, unmarried, and J. R. Elmore and wife, and Kathleen Elmore

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

Nickie L. Williams, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Final Plat of Phase I, Villages of Long Hunter P.U.D. Subdivision of record in Plat at Instrument No. 20010123-0006894, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cortney L. Elmore, unmarried, J. R. Elmore and wife, Kathleen Elmore by Warranty deed from U.S. Bank National Association, as Trustee, on behalf of the Holders of the Home Equity Asset Trust 2006-1 Home Equity Pass-Through Certificates, Series 2006-1 of record in Instrument No. 20130401-0030975 Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on April 01, 2013.

This is improved property known as **7413 East Winchester Drive, Antioch, TN 37013.**

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, her heirs and assigns, forever.

GRANTORS 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 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. Subject to all matters shown on the Plan of record as Instrument Number 20010123-0006894 and Instrument No. 20000207-0012630, RODC, TN.
3. Restrictions of record in Instrument Number 20010531-0056382, as amended in Instrument No. 20031111-0164945, Instrument Number 20020319-0034108 and re-recorded in 20020625-0076022, RODC, TN.
4. By-Laws Villages of Long Hunters Homeowner's Association, Inc. of record in Instrument Number 20041022-0127537, RODC, TN.
5. Charter of Villages of Long Hunters Homeowner's Association, Inc. of record in Instrument Number 20010531-0056381, RODC, TN.
6. Dedication of Common area to Long Hunters Homeowner's Association, Inc. of record in Instrument Number 20010531-0056383, RODC, TN.
7. Storm Water Detention Agreement of record in Instrument Number 20021009-0123120, Instrument No. 20020718-0086411, and Instrument No. 20020912-0111084, RODC, TN.
8. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001030-0107415; easements of record in Book 1115, Page 302, Book 1101, page 457, Book 8358, page 91, Book 8358, page 94, Book 8197, page 288, Book 2338, page 466, Book 9661, page 919, Instrument No. 20000906-0088272, and Instrument No. 20000906-0088271, RODC, TN.
9. Declaration of Taking of record in Book 4446, Page 423, RODC, TN.
10. Judgment of record in Book 4535, Page 351 for a 150 foot wide easement for the use of the Tennessee Valley Authority, RODC, TN.
11. Subject to rights of others in and to the common areas and/or elements.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 4th day of April, 2016.

Cortney L. Elmore

J. R. Elmore

Kathleen Elmore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cortney L. Elmore and J. R. Elmore and Kathleen Elmore, 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 instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of April, 2016.

My Commission Expires: 10/2/17

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MICHELLE W. LOCKE

SolomonParks File No. 5016097