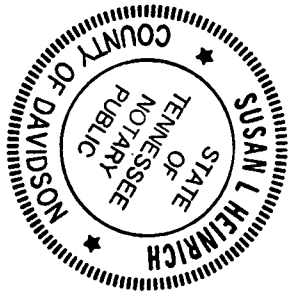
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES 9-7-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cindy D. Brown	CMG Mortgage, Inc.	026 06 0A 077.00
(NAME)	(NAME)	
136 Canton Ct.	3160 Crow Canyon Rd, Suite 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Three Thousand Nine Hundred And No/100 Dollars ($163,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chaison R. Williams, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cindy D. Brown, an unmarried woman**, 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. 74 on the Plan of the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 3, of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chaison R. Williams, unmarried by Warranty Deed from Dial Properties, LLC dated March 28, 2008 and recorded April 7, 2008 as Instrument No. 200804070034996, in said Register's Office for Davidson County, Tennessee.

Chaison R. Williams having since married, wife Hallie Williams has not now nor has it ever been the principal residence of Hallie Williams.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-161612SSO

BILL GARRETT, Davidson County
Trans:T20160030742 DEEDWARR
Recvd: 04/15/16 10:53 2 pgs
Fees:13.00 Taxes:606.43

20160415-0036244

unimproved ☐

This is improved ☒ property, known as 136 Canton Ct., Goodlettsville, TN 37072

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 .

Chaison R. Williams

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Chaison R. Williamsthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2016.

Notary Public

My Commission Expires: 9-16-18

(SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH

File Number: GRN-161612SSO