THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** CRT **File No. 16047244**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $169,000.00 Affiant Subscribed and sworn to before me, this 29th day of April, 2016 Notary Public My Commission Expires: 1-11-17

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Leah Sawyer and Jonathan N Harris 420 Benita Drive Nashville TN 37211-3506	Send Tax Bills To: CMG Mortgage 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 133-12-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary Jameson and Krista Jameson, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan N Harris and Leah Sawyer, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 100 fronts 70 feet on the Easterly side of Benita Drive and extends back 164.60 feet on the Northerly line and 164.74 feet on the Southerly line to a deed line; measuring 70 feet thereon.

Being the same property conveyed to Zachary Jameson and Krista Jameson, husband and wife by Warranty deed from The Bank of New York Mellon f/k/a The Bank of New York successor in interest to JPMorgan Chase Bank, N.A., as indenture Trustee for Newcastle Mortgage Securities Trust 2006-1 of record in Instrument No. 20160205-0011333 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on February 05, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all restrictions of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/02/16 10:10 3 pgs
Fees:18.00 Taxes:625.30
20160502-0042571

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 417, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 420 Benita Drive Nashville TN 37211-3506

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of April, 2016.

Zachary Jameson

Krista Jameson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Jameson and Krista Jameson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER MIDDLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

