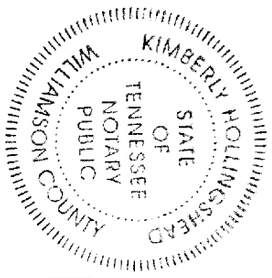
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sedrick Puckett	CMG Mortgage, Inc., Its successors and or assigns	108-08-0-123.00
(NAME)	(NAME)	
3213 Trails End Lane	3160 Crow Canyon Road, Suite 400	Davidson County DEEDWARR Recvd: 05/19/16 11:36 3 pgs Fees:18.00 Taxes:576.83 **20160519-0050248**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brain Brasher, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sedrick Puckett, an unmarried 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. 7 on the Plan of Trailwood Subdivision, Section One of record in Plat Book 5210, Page 351, 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 Brian Brasher, married, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20140905-0081323 Register's Office for Davidson County, Tennessee, dated September 04, 2014 and recorded on September 05, 2014; said property being previously conveyed to Secretary of The Department of Housing and Urban Development by Substitute Trustee's Deed from Rubin Lubin, TN, PLLC, Successor Trustee, of record in Instrument No. 2014228-0017297, said Register's Office, dated December 19, 2013 and recorded on February 28, 2014; said property being previously conveyed to Regina Gail Edrington, by Quitclaim Deed from Greg Boone Edrington, of record in Instrument No. 20040126-0009862, said Register's Office, dated January 16, 2004 and recorded on January 26, 2004 and Corrected in Quitclaim Deed recorded on August 15, 2013, of record in Instrument No. 20130815-0086034; said property being previously conveyed to Greg Boone Edrington and wife, Regina Gail Edrington by Deed from Diane L. McQuady, dated September 20, 1999 and recorded on September 23, 1999 in Book 11672, Page 398, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE herein described property is not now nor ever has been the principal place of residence of the grantor and spouse of the grantor herein.

unimproved ☐

This is improved ☑ property, known as 3213 Trails End Lane, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 13th day of May, 2016.

Brian Brasher

Karen Brasher

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian Brasher and Karen Brasher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-6-17

Notary Public



Certification of Authenticity

I, , Kim Hollingshead, do hereby make oath that I am a license 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy Michelle Jones

Notary

My Commission Expire: 1/27/17

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).