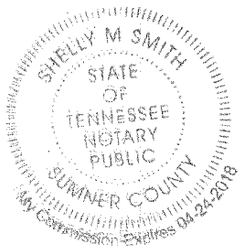
Davidson County DEEDWARR
Recvd: 06/03/16 08:34 2 pgs
Fees:13.00 Taxes:358.90
20160603-0055918



State of Tennessee
County of Davidson County

The actual consideration or value, whichever is greater, for this transfer is **$97,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2016.

Notary Public

My commission expires: 4-24-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

116956

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy Earnest	Highlands Residential Mtg	**086-11-0A-074.00-CO**
210 Raintree Drive	12001 N Central Expressway Ste 750	
Hermitage, TN 37076	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julie H. Loomis, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy Earnest, a single 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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 6, Building No. 14 in Raintree Village (a condominium created under Chapter 27, Title 64, of the Tennessee code Annotated and as established by a Master Deed of record in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, Register's Office for Davidson County, Tennessee, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62 through 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made. Building 14 having been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and in Book 5172, page 72, Register's Office for Davidson County, Tennessee. Garage No. 14-6 is a limited element for the exclusive use of the occupant of said unit.

Being the same property conveyed to VERNON H. AMOS, by deed from SHAWN ONIEL SIMPSON, WILLIAM O. SIMPSON AND WIFE, MARGARET E. SIMPSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20020305-0027480, dated February 27, 2002, said Register's Office. The said Vernon H. Amos having since died intestate on or about June 2, 2014 leaving said property to Lisa Koenig, his only heir at law of record in Instrument No. 20140801-0069146, said Register's Office.

Being the same property conveyed to JULIE H. LOOMIS, by Trustee's Deed from SHAPRIO & INGLE, LLP, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20151202-0121702, dated November 25, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **210 Raintree Drive, Hermitage, TN 37076.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of May, 2016.

Julie H. Loomis by Gregory S. Perrone, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact of Julie H. Loomis, the within named bargainor, and that he as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Julie H. Loomis by the said Gregory S. Perrone as Attorney-in-Fact.

Witness my hand, at office, this **31st** day of **May, 2016.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018