WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTC-1731

BILL GARRETT, Davidson County
Trans:T20160048323 DEEDWARR
Recvd: 06/08/16 10:05 2 pgs
Fees:13.00 Taxes:943.50
20160608-0057758

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: 5/5/2020
File No. G16-4885D

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jessica Kay Caldwell (NAME)	CMG Mortgage, Inc. (NAME)	82-13-G-109CO
303 Criddle Street #109 (STREET ADDRESS)	3160 Crow Canyon Road, Suite 400 (STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jason D. Hayes, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Kay Caldwell, a single person,** 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:

BEING a certain Condominium Apartments in Davidson County, Tennessee, being Unit No. 109, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created and Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument # 20060823-0103941, and First Amendment in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Jason D. Hayes, an unmarried man from Stephen Cutter and wife, Alyssa O. Cutter, f/k/a Alyssa C. Owens, by Warranty Deed dated May 9, 2014, as Instrument No. 20140527-0045224, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all

conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harrison Square Condominiums and recorded in Instrument # 20060823-0103941, Instrument # 20071025-0126183, Instrument # 20090127-0006865, and Instrument # 20080104-0001138, Register's Office for Davidson County, Tennessee.

3. Storm water Detention Agreement as recorded in Instrument # 20060518-0058543, Register's Office for Davidson County, Tennessee.

4. Easement for Storm Drainage as recorded in Instrument # 20060518-0058549, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument # 20060823-0103940, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 303 Criddle Street #109, Nashville, TN 37219.

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. Whenever 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 7th day of June, 2016.

Jason D. Hayes

June 07, 2016
Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason D. Hayes, an unmarried man, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

BRIAN SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Witness my hand and official seal, this 7th day of June, 2016.

My Commission Expires: 3-23-16

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066