WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050263 DEEDWARR
Recvd: 06/14/16 10:46 2 pgs
Fees:13.00 Taxes:1147.00
20160614-0060082

B-VRES-16-6432-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jarvis Hicks and Aundra Fair	**CMG Mortgage Inc**	
(NAME)	(NAME)	**173-10-0A-081.00-CO**
6432 Sunnywood Drive	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4468	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES F. MCANALLY AND WIFE, VALERIE A. MCANALLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARVIS HICKS, UNMARRIED, AUNDRA FAIR, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of Revision One of Section 1 of Phase 2, Barnes Bend Estates of record in Plat at Instrument No. 20071003-0117933, 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 James F. McAnally and wife, Valerie A. McAnally by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited libility company of record in Instrument No. 20081002-0100135 Register's Office for Davidson County, Tennessee, dated September 30, 2008 and recorded on October 02, 2008.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record as Instrument Number 2007103-0117933.
- Covenants, Conditions and Restrictions of record in Instrument Number 20050524-0058309.
- Storm water detention agreement of record in Instrument Number 20040907-0107464 & 20050524-0058216.
- Sanitary sewer easement of record in Instrument Number 20040413-0041473.
- Deed of common areas to HOA of record in Instrument Number 20100520-0039082.
- Ingress & egress easement of record in Book 5385, Page 986.
- Public right of way easement of record in Book 5215, Page 482.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6432 Sunnywood Drive, Antioch, Tennessee 37013-4468**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF MAY, 2016.

James F. McAnally

Valerie A. McAnally

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212