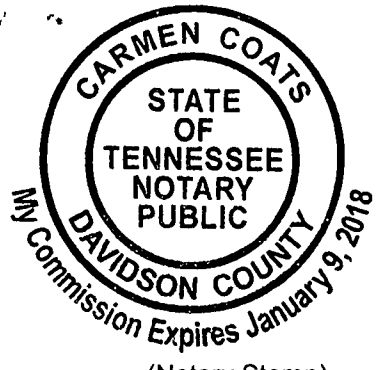


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2016.

Carmen Coats
Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160051785 DEEDWARR
Recvd: 06/17/16 15:51 2 pgs
Fees:13.00 Taxes:1998.00
20160617-0062000

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Angela Hacksel-Newmark and Matthew Newmark	LEGACY HOME LOANS, LLC	131-06-0H-018.00-CO
905 Cherry Plum Court	4025 HILLSBORO RD, STE 601	
Nashville, TN 37215-6158	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kevin E. Hickman, and unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Angela Hacksel-Newmark and Matthew Newmark, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Final Plat of Phase 2, Village of Cherry Glen of record in Plat Book 9700, Page 322, 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 Kevin E. Hickman by Warranty deed from Mark P. Hinkes, unmarried of record in Instrument No. 20121011-0093018 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 11, 2012. (Value of consideration shown in aforementioned deed $412,500.00.) Being also known as 905 Cherry Plum Court Nashville, TN 372156158.

This is improved property known as **905 Cherry Plum Court, Nashville, TN 37215-6158.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements or claims of easements not shown by the Public Records.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
4. Taxes for the year 2016, a lien not yet due and payable; All matters shown on the Boundary Plat in Book 9700, page 182, Register's Office for Davidson County, Tennessee; All Matters on the Plan of record in Book 6900, page 55, as amended in Book 6900, page 304, as to Burton Hills -Tract 16, Register's Office for Davidson County, Tennessee; All matters shown on the Plan of record in Book 9700, page 322, Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9882, page 739, Book 10318, page 92, Book 10594, page 696, Book 11186, page 932, Book 11323, page 247 and Instrument 200112060134252, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 9882, page 733, as applicable to Burton Hills bringing in Villages of Cherry Glen, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; By-Laws of Village of Cherry Glen Association, Inc. of record in Instrument Number 200002040011736, amended in Instrument No. 200003240030195, in the Register's Office for Davidson County, Tennessee; Charter of Village of Cherry Glen Association, Inc. in Book 9983, page 930, Register's Office for Davidson County, Tennessee; Charter in Book 6517, page 505, amended in Book 6921, page 216, Book 6517, page 511, amended in Book 6921, page 214, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee; Ingress and Egress Easement in Book 8919, page 779, Register's Office for Davidson County, Tennessee; Agreement in Book 9827, page 416, Register's Office for Davidson County, Tennessee; Subject to rights of others in and to the common areas and/or elements.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2016.

Kevin E. Hickman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin E. Hickman, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of June, 2016.

Notary Public
My Commission Expires: _____

HILLARY PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

SP 11/2015