THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2016. Notary Public MY COMMISSION EXPIRES: 11-2018 (AFFIX SEAL)

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

BILL GARRETT, Davidson County
Trans:T20160052613 DEEDWARR
Recvd: 06/21/16 11:00 2 pgs
Fees:13.00 Taxes:1387.50
20160621-0062960

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Lozensky	CMG Mortgage, Inc.	MAP 025-00
436 Dry Creek Rd	3160 Canyon Crow Rd, Ste 400	PARCEL 176.00
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Sarah Nash Brechner, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Lozensky and Jill L. Lozensky, husband and wife**

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. 1 on the Plan of Final Plat of Dry Creek Meadows of record in Plat Book 6200, Page 856, 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 Michael Stephen Brechner and wife, Sarah Nash Brechner by Warranty deed from Stephanie L. Schutt, unmarried of record in Instrument No. 20110214-0012436 Register's Office for Davidson County, Tennessee, dated February 10, 2011 and recorded on February 14, 2011. The said Michael Stephen Brechner having since deceased.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **436 Dry Creek Rd, Goodlettsville, TN 37072.**

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 my hand this the 14th day of June, 2016.

Sarah Nash Brechner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Nash Brechner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of June, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN