This Instrument Prepared By:
Rebecca T. Garland
212 Oceola Avenue
Nashville, Tennessee 37209

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20160057438 DEEDWARR
Recvd: 07/06/16 11:20 2 pgs
Fees:13.00 Taxes:286.75
20160706-0069051

WARRANTY DEED

Address of New Owner:
Dogwood Financial Services
73 White Bridge Road
Ste 103-174
Nashville, TN 37205

Send Tax Bills To:

Owner

Map and Parcel No.
162-16-84.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged, **Linda Straughn, unmarried**("Grantor"), by these presents does hereby transfer, sell and convey to **Dogwood Financial Services, LLC** ("Grantee"), her heirs and/or assigns, all her right, title and interest in a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61-B on the Plan of Hickory Park Villas Section Two Zone Lot Division, Lots 49 through 56 and 58 through 66, as of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed Linda Straughn, unmarried by Special Warranty Deed from SunTrust Bank, dated 06/07/2007, of record in Instrument Number 20070613-0070905, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY located:
1414 Bell Trace Drive, Antioch TN 37013

This conveyance is subject to (a) 2016 real property taxes and subsequence years and assumed by the grantee(s); (b) all matters appearing on the plan of record; ©) restrictive covenants (d) easements, and (e) applicable government and zoning regulations.

Subject to the existing Deed of Trust securing a debt owed to JPMorgan Chase Bank, N.A. recorded in Instrument No. 20070613-0070906.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and/or assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said real property to the Grantee, its successors 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 hereby affixes his signature on this the 17 day of June, 2016.

Linda Straughn

Linda Straughn

STATE OF Tn
COUNTY OF Davidson

The actual consideration for this transfer is $77,500.00

Affiant

Witness my hand and official seal this 17 day of June 2016.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Linda Straughn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 17 day of June 2016.

Rebecca L. Garland
Notary Public
My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.