BILL GARRETT, Davidson County
Trans:T20160060309 DEEDWARR
Recvd: 07/14/16 09:45 2 pgs
Fees:13.00 Taxes:492.10
20160714-0072176

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027
16-0980

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2016

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Megan E. Helton 601 Bradburn Village Circle Antioch, TN 37013	CMG Mortgage, Inc. 3160 Crow Canyon Rd. #400 San Ramon, CA 94583	104-06-0B-050.00 CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Melodie A. Welch, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan E. Helton, an umarried woman

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 Unit No. 50 of the Townhomes of Bradburn Village, Phase One, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20060816-0101099, as amended in Instrument No. 20070717-0084884, as amended and restated in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plan of the Townhomes of Bradburn Village, Phase One, as shown on Exhibit "A-1" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070817-0098536, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Melodie A. Welch, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 9/29/11 and recorded 10/5/11 in Instrument No. 20111005-0077033, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 601 Bradburn Village Circle, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of July, 2016.

Melodie A. Welch

Melodie A. Welch

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melodie A. Welch** 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.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2016.

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)

