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 $ 320,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY,2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160062930 DEEDWARR
Recvd: 07/21/16 14:51 2 pgs
Fees: 13.00 Taxes: 1184.00
20160721-0075328

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, GROUP, CHARTERS
Camilla L. Jones	SIRVA MORTGAGE	MAP 172-09-OE
7032 Wild Iris Drive	6200 OAK TREE BLVD, STE 300	PARCEL 009.00-CO
Nashville, TN 37221-5102	INDEPENDENCE, OH 44131	
(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, **Lorraine A. Cicotte, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Camilla L. Jones, a single person**

HEREINAFTER CALLED THE GRANTEE, HER 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. 9 on the Plan of Final Plat of Wildflower Place, of record in Plat Book 9700, Page 444, as corrected by Surveyors Certificate of Correction in Book 10638, Page 498, 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 Lorraine A. Cicotte by Warranty deed from Scott R. Tyrone and wife, Frances Tyrone of record in Instrument No. 20040505-0051681 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 05, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2016, a lien not yet due and payable; (2). Subject to all matters shown on the Plan of record in Plat Book 9700, Page 444, as corrected by Surveyors Certificate of Correction in Book 10638, Page 498, Register's Office for Davidson County, Tennessee; (3)Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10395, Page 316, as amended in Book 10842, page 1, 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; (4) Charter of Wildflower Place HOA of record in Book 10841, Page 990; (5)Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9881, Page 190; (6) Subject to rights of others in and to the common areas and/or elements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7032 Wild Iris Drive, Nashville; TN 37221.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 20th day of July, 2016.

Lorraine A. Cicotte

Lorraine A. Cicotte

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 **Lorraine A. Cicotte** 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 20th day of July, 2016.

My Commission expires: 1-6-2020

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

Notary Public