Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1177

Davidson County DEEDWARR
Recvd: 09/01/16 14:18 3 pgs
Fees:18.00 Taxes:2915.60
20160901-0092162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leah R. Willingham and Justin L. Willingham, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ashleigh N. Overly and Corum Webb, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

*a/k/a C. Corum Webb, unmarried, as joint tenants with rights of survivorship

Land in Davidson County, Tennessee, being Unit B of Albert Drive Estates, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Albert Drive Estates, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20121016-0094922, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Albert Drive Estates, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20121016-0094922 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein of a more complete identification and description of said Unit.

Being the same property conveyed to Leah R. Willingham and Justin L. Willingham, wife and husband, by deed from Aubrey B. Harwell, Jr., Trustee, dated February 13, 2014, of record as Instrument No. 20140220-0014650, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4015 Albert Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of August, 2016.

Leah R. Willingham

Leah R. Willingham

Justin L. Willingham

State of Tennessee)
County of Davidson)

On this 31st day of August, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leah R. Willingham and Justin L. Willingham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 788,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of August, 2016.

Notary Public

My Commission Expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Corum Webb 4015 Albert Drive Nashville, TN 37204	Caliber Home Loans, Inc. 3701 Regent Blvd., Suite 180 Irving, TX 75063	132-1-K-2.00

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

