 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $81,500.00 Affiant Subscribed and sworn to before me, this 2nd day of September, 2016. Notary Public My commission expires: 7-24-2019

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160077820 DEEDWARR
Recvd: 09/06/16 12:22 2 pgs
Fees: 13.00 Taxes: 301.55
20160906-0093345

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alden Rickey Jones	~~New Owner~~ CMG Mortgage, Inc	**Map/Parcel: 044-14-0-127.00**
1109 Fowler Street	3160 Crow Canyon Rd #400	
Old Hickory, TN 37218	San Ramon, CA 94583	

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 ACKNOWLEDGE, WE,

Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alden Rickey Jones, an unmarried man

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. 88 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, as shown on the plan recorded August 21, 1948, in Book 1424, Pages 75-76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John L. Sullivan and wife, Lucy M. Sullivan, by Warranty Deed, from Charles Edward Green and wife, Helen Frances Green, dated May 17, 1969, of record in Book 4334, Page 295, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Nina F. Sullivan, by Quitclaim Deed, from John L. Sullivan and wife, Lucy M. Sullivan. dated September 23, 2004, of record in Instrument No. 20040923-0114974, Register's Office for Davidson County, Tennessee. Nina F. Sullivan died on December 12, 2013. Her Last Will and Testament was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee on March 12, 2015, Case No.15P334, for the limited purpose of establishing a muniment of title in Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement. Teresa Brocato, Executor of the Estate of Nina Fay Sullivan conveyed said property to Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement, by Executor's Deed of record in Instrument No. 20150401-0028295, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1424, Pages 75-76, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1641, Page 636, Register's Office for DAVIDSON County, Tennessee.
Easement to Davidson Co. of record in Book 1763, Page 367, Register's Office for DAVIDSON County, Tennessee.
Water Line and Utility Easement of record in Book 1641, Page 636, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (✓) unimproved (____) property known as 1109 Fowler Street, Old Hickory, TN 37218.

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 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/our hand(s) this 2nd day of September, 2016.

Dorothy M. Martin Trustee
Dorothy M. Martin, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dorothy M. Martin, Trustee of the John L. Sullivan and Lucie M. Sullivan Living Trust Agreement, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2016.

A. Scott Hubbard
Notary Public

My Commission Expires: 1-24-17

File #: **160523SH**
~~**RECORD & RETURN TO:**~~
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075