This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn before me this the 31st day of October, 2016.

Notary Public
My commission expires: 11/5/18

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

BILL GARRETT, Davidson County
Trans:T20160097156 DEEDWARR
Recvd: 11/02/16 15:47 2 pgs
Fees:13.00 Taxes:1313.50
20161102-0116125

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hannah and Bryan Loomis	CMG Mortgage, Inc.	072-13-0-432.00
1302 Douglas Avenue	3160 Crow Canyon Road #400	
Nashville, TN 37206-2305	San Ramon, CA 94583	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIN WEDDING F/K/A ERIN GROSVENOR, AND JEFFERY WEDDING, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HANNAH LOOMIS AND BRYAN LOOMIS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, 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 Erin Grosvenor, unmarried by Quitclaim deed from Jeffrey A. Grosvenor, married of record in Instrument No. 20121105-0101542 Register's Office for Davidson County, Tennessee, dated October 18, 2012 and recorded on November 05, 2012.

The said Erin Grosvenor and Erin Wedding are one in the same. Erin Wedding and Jeffery Wedding have made this property their marital home.

Being also known as 1302 Douglas Avenue Nashville, Tennessee 372062305.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1302 Douglas Avenue, Nashville, TN 37206-2305.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 31st day of October, 2016.

Erin Grosvenor n/k/a Erin Wedding

Jeffrey Wedding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erin Grosvenor n/k/a Erin Wedding and Jeffrey Wedding, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY