WARRANTY DEED

O-VRES-16-277-T

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamie Michelle Fuller	**Homestar Financial Corporation**	
(NAME)	(NAME)	**096-05-0-059.00**
277 Cumberland Circle	**332 Washington Street NW**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2815	**Gainesville, GA 30501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN N. DEARDORFF, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMIE MICHELLE FULLER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 81 feet front of Lot No. 47 and the Northerly 15 feet of Lot No. 48 on the Plan of Bluefields, as of record in Book 843, Page 16, Register's Office for said County, being Lot "E" on the map showing resubdivision of Lots 45, 46, 47 and 48 in said Bluefields Subdivision, not of record, described according to a survey made by Z.J.Wilkerson, Surveyor, April 6, 1940, as follows:

Beginning on the Westerly margin of Cumberland Circle at the Northeast corner of the property conveyed to C.D. Bullington and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 1110, Page 620, said Register's Office; thence with the Northerly line of said Bullington property, Westwardly 469 feet, more or less, to the Easterly line of Lot No. 60, on said recorded Plan; thence with said line, Northwardly 46 feet to the Southwest corner of the property conveyed to T.R. Guill and wife, by deed from R.D. Stanford, Jr., Trustee, of record in Book 1151, Page 599, said Register's Office; thence with the Southerly line of said Guill property, Eastwardly 470 feet to the Westerly margin of Cumberland Circle; thence with said Circle, Southwardly 96 feet to the beginning.

Being the same property conveyed to Megan N. Deardorff, a single woman by Warranty deed from Charles Austin by and through Brenda Austin, Attorney in Fact, and wife, Brenda Austin of record in Instrument No. 20120403-0027940 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 03, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee;
- Avigation Easement of record in Book 8614, Page 344, in the Register's Office for Davidson County, Tennessee;
- Joint Driveway Easement of record in Book 8614, Page 346, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 737, Page 258, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **277 Cumberland Circle , Nashville, Tennessee 37214-2815**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160101125 DEEDWARR
Recvd: 11/16/16 09:56 2 pgs
Fees:13.00 Taxes:1165.50

20161116-0120708

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2016.

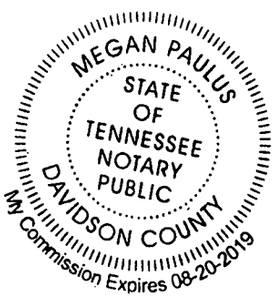
Megan N. Deardorff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN N. DEARDORFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212