RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168235

BILL GARRETT, Davidson County
Trans:T20160110338 DEEDWARR
Recvd: 12/15/16 12:44 2 pgs
Fees:13.00 Taxes:492.10
20161215-0131659

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16 5746

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00.

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2016.

X _____
NOTARY PUBLIC

My commission expires: 2/25/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lee Davis 557 Bradburn Village Circle Antioch, TN 37013	Caliber Home Loans PO Box 650856 Dallas, TX 75265	164 06 0B 029.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand and 00/100 Dollars ($133,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANTRONNETTE CORUTHERS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES LEE DAVIS, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 29 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown on Exhibit "A" in the mended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Antronnette Coruthers, an unmarried woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 6/24/2009, recorded 7/14/2009, of record in Instrument No. 20090714-0065793, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 557 Bradburn Village Circle, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of December, 2016.

ANTRONNETTE CORUTHERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Antronnette Coruthers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of December, 2016.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19