WARRANTY DEED

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR Recvd: 06/01/17 12:48 3 pgs Fees:18.00 Taxes:1443.00 **20170601-0054519**	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$390,000.00.** K Aaron Stelpflug Affiant Subscribed and sworn to before me this 31st day of May, 2017. Notary Public Sheri Engel My Commission expires: January 5, 2020 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stephanie Renee Sproull Wren	Caliber Home Loans, Inc.	081-08--1-B-001.00CO
1915-A Delta Avenue	1199 South Belt Line Rd, Ste 110	
Nashville, TN 37208	Coppell, Tx 75019	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Justin N. Cutler**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stephanie Renee Sproull Wren, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of The Plan of 1915 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 1915 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160115-0004396, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin N. Cutler, by deed from Lurried Edward Vinson, on June 3, 2013, of record in Instrument Number 20130612-0059924, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in 21 Book 105, page Davidson, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20160115-0004396, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1915-A Delta Avenue, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 31, 2017.

Justin N. Cutler by Hal E. Wilson, III his attorney-in-fact

Justin N. Cutler
by Hal E. Wilson, III, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Justin N. Cutler, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Justin N. Cutler, the bargainor(s), by the said Hal E. Wilson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 31st day of May, 2017.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC



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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY