Record 1 of

Davidson County DEEDWARR Recvd: 07/14/17 14:43 3 pgs Fees:18.00 Taxes:999.00 **20170714-0071162**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $270,000.00 Affiant Subscribed and sworn to before me, this 11th day of July, 2017. Notary Public My commission expires: DEC 27 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua Easler	**CMG MORTGAGE, INC.**	**161100B06700CO**
313 Harwich Court	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37211	**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,

Tamara Lynn Roth, unmarried

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

Joshua Easler, a married 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. 258 on the Plan of Villages of Brentwood, Phase Six, of record in Plat Book 6900, page 316, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tamara L. Roth by Warranty Deed from Bradley A. Mirtes and wife, Tonya R. Mirtes, dated June 24, 2005, of record in Instrument No. 20050715-0082369, Register's Office for Davidson County, Tennessee. Tamara L. Roth, unmarried, conveyed her interest to W. Aaron Fortner, as Trustee, by Quitclaim Deed dated July 12, 2005, of record in Instrument No. 20050726-0086649, Register's Office for Davidson County, Tennessee. W. Aaron Fortner, as trustee, unmarried, conveyed his interest to Tamara L. Roth and Dyane R. Roth, as joint tenants with right of survivorship, dated July 12, 2005, of record in Instrument No. 20050726-0086650, Register's Office for Davidson County, Tennessee. Dyane Ratner Roth, unmarried, conveyed her interest to Tamara Lynn Roth, by Quitclaim Deed dated April 29, 2013, of record in Instrument No. 20130502-0044539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 6900, page 316, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 6143, page 11, Book 6398, page 495, Record Book 6852, page 497, Book 7207, page 251, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 313 Harwich Court, Nashville, TN 37211.

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 and assigns forever; and we do covenant with 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 in 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 11th day of July (Sept), 2017.

Tamara Lynn Roth

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tamara Lynn Roth, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Stacey Denson Palmer
NOTARY PUBLIC

My Commission Expires:_____

True Copy Certification

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

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY