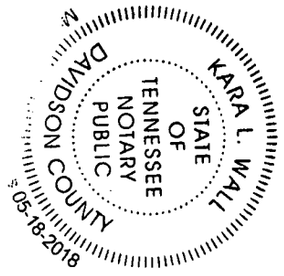
WARRANTY DEED



W-VRES-17-545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Alfred L. LeBlanc, Jr. and Paula M. LeBlanc	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**142-06-0D-062.00-CO**
545 Doral County Drive	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Ramon, CA 94583**	
(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, **MARK M. BROWN AND MARY E. LINK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAULA M. LEBLANC AND ALFRED L. LEBLANC, JR., WIFE AND HUSBAND,** 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 a part of the plan of Doral Country Villa Condominiums, Section VII, of record in Book 5200, Page 223, and described being Unit No. 37-A, on the said plan and described by the Master Deed establishing a Horizontal Regime with respect to Doral Country Villa Condominiums, Section VII of record in Book 5532, Page 727, and Book 5623, Page 252, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark M. Brown and Mary E. Link, husband and wife by Warranty Deed from George M. Tidwell, unmarried of record in Instrument No. 20170502-0043048 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 02, 2017.

This conveyance is subject to:
- Taxes for the year 2017.
- SAll matters shown on the Plan of record in Plat Book 5200, Page 223, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums of record in Book 5532, Page 727 as amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee.
- Doral Country Villa Section VII Condominium Association, Inc. for Fines of record in Instrument Number 20141103-0101033 and Instrument No. 20151130-0120647, 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: **545 Doral County Drive, Nashville, Tennessee 37221**.

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
Batch# 1168 DEEDWARR
09/15/2017 09:48:08 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20170915-0094419

Witness my/our hand(s) this the 12th DAY OF SEPTEMBER, 2017.

Mark M. Brown

Mary E. Link by Mark M. Brown, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK M. BROWN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK M. BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY E. LINK, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY E. LINK.

Witness my hand and official seal, this the 12th of September, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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