Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

Bill Garrett Davidson County
Batch# 115625 DEEDWARR
07/12/2018 10:27:51 AM 2 pgs
Fees: $13.00 Taxes: $506.90

20180712-0067454

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0671HV

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2018

Katherine Warren
Notary Public
Commission Expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brittany Letay Coleman 611 Churchill Crossing Madison, TN 37115	New owner	034-03-0B-611.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Russell Cueman and Maureen Cueman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Letay Coleman, unmarried woman

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 Unit 611, on the Plan of Churchill Crossing, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, and by Third Amendment to the Master Deed of record in Book 10635, Page 110, and the plan of record in Book 7900, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Russell Cueman and Maureen Cueman by Special Warranty Deed form Bank of New York as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Series 2005-14, dated 5/15/09 and recorded 6/3/09 in Instrument No. 20090603-0051014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 611 Churchill Crossing, Madison, TN 37115.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of July, 2018.

Russell Cueman

Maureen Cueman

STATE OF NEW JERSEY
COUNTY OF Morris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Russell Cueman and Maureen Cueman,** 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 at Butler, New Jersey, this 6th day of July, 2018.

Notary Public
My Commission Expires: 3/16/2022

ROGELIA RAMOS
(Notary Seal) Notary Public
State of New Jersey
My Commission Expires Mar. 16, 2022
I.D.# 2416437