WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/08 11:28 2 pgs
Fees:13.00 Taxes:431.16

20081113-0112323

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,529.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-21-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lighthouse Title & Escrow, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheri Shelar	Cheri Shelar	148-10-0-051.00
(NAME)	(NAME)	
3922 Creekside Drive	3922 Creekside Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CML Properties LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheri Shelar**, 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:

Being Lot no 171 on the plan of Locustwood subdivision section V as of record in Plat book 2663, page 43 Register's office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brandon Hartwell by Deed form Kenton Draughon dated October 20th, 2006 and filed for record in Instrument No. 200611030136858 register's office of Davidson County, Tennessee. Being further conveyed to Federal Home Loan Mortgage Corporation by Deed from Brandon Hartwell dated April 9th, 2008 and filed for record in Instrument no. 20080418-0039856 register's office of Davidson County, Tennessee. Being further conveyed to CML Properties LLC from Federal Home Loan Mortgage Corporation, Freddie Mac organized and existing under the laws of the United States of America by Deed dated June 10th, 2008 and filed for record in Instrument no.20080624-0064914 Register's office of Davidson County, Tennessee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing in Plat Book 2663, page 43 Register's office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

Subject to any and all zoning regulations and minimum building setback lines Restrictions and any and all easements for public utilities of record in the Register's office of Davidson County, Tennessee.

2009 and all subsequent years taxes are a lien not yet due and payable

unimproved ☒

This is improved ☐ property, known as 3922 Creekside Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my hand this 27th day of October, 2008.

CML Properties, LLC

By: Holly Newmaier, Am
Holly Newmaier

James Newmaier AM

STATE OF TN
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the Sate an County aforesaid, personally appeared Holly Newmaier,* with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the ~~owner~~ members of CML Properties the within named bargainer, a corporation and that he/ she as such she being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such ~~Holly Newmaier.~~ Member.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2008

Commission expires: 2-21-12

Notary Public

* James Newmaier

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds