03

Realty Title

BILL GARRETT, Davidson County
Trans: T20090057983 DEEDWARR
Recvd: 08/25/09 08:41 2 pgs
Fees: 13.00 Taxes: 554.63
20090825-0079750

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Kelly Nemair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF AUGUST, 2009.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHLEEN C. KOOMEN	MAGNA BANK	147-11-0-051.00
(NAME) 534 NORTHCREST DRIVE	(NAME) P.O. BOX 17257	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) MEMPHIS, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN C. KOOMEN**, HEREINAFTER CALLED THE GRANTEE, HER 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. 440 on the plan of Whispering Hills, Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 440 fronts 73.3 feet on the northwesterly side of Northcrest Drive and runs back between lines, 228 feet on the northeasterly line and 225 feet on the southwesterly line to a dead line in the rear, on which is a broken line, on which it measures 126 feet.

Being the same property conveyed to CML Properties, LLC from The 534 Northcrest Drive Trust, First Jordan, LLC as Trustee, by deed dated March 26, 2009 of record as Instrument Number 20090326-0027424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 2663, page 66; Restrictions of record in Book 2797, page 483, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 534 NORTHCREST 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.

Witness my hand this 19th day of August, 2009.

CML PROPERTIES, LLC

Holly Neumaier

By: Holly Neumaier, Administrative Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **HOLLY NEUMAIER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be an Administrative Member of **CML PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that she as such Administrative Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CML PROPERTIES, LLC,** by herself as such Administrative Member.

Witness my hand and official seal at office this 19th day of August, 2009.

Deborah J. Cohen

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **August 23, 2011**