BILL GARRETT, Davidson County
Trans:T20100051158 DEEDWARR
Recvd: 08/18/10 08:01 2 pgs
Fees:13.00 Taxes:418.10
20100818-0065084

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Please Return To:
Limsetone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of July, 2010, by and between CML Properties, LLC, a Tennessee LLC, party of the first part, and Carrie M. Wilkerson, a single person, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144, ON THE PLAN OF SECTION TWO, VALLEY VIEW MEADOWS, OF RECORD IN BOOK 3600, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being all or part of the same property conveyed to CML Properties, LLC, by virtue of that certain Cash Deed dated March 5, 2010, at Instrument No. 20100312-0019021 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

CML Properties, LLC by James P Neumaier, Admin Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James P Neumaier, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged himself to be an Admin Member of CML Properties, LLC, the within named bargainer, a LLC, and that he as such Admin Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by himself as Admin Member.

WITNESS my hand and official seal at office this 29th day of July, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Carrie M Wilkerson 3840 Valley Ridge Dr Nashville, TN 37211
Tax Parcel No	133110125.00
Property Address:	3840 Valley Ridge Dr Nashville, TN 37211
MAIL TAX BILLS TO:	SunTrust Mortgage, Inc 401 Commerce Street, Ste 6100 Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $113,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of July, 2010.

Notary Public Jane Grazer

My Commission Expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.