BILL GARRETT, Davidson County
Trans:T20120025154 DEEDWARR
Recvd: 04/05/12 15:17 2 pgs
Fees:13.00 Taxes:525.40
20120405-0029420

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

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF **MARCH, 2012.**

Notary Public

MY COMMISSION EXPIRES: **May 5, 2015**

(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
HALEY T. CARPENTER, ET AL	**SWBC MORTGAGE CORPORATION**	**083-07-0-042.00**
(NAME) **815 POWERS AVENUE**	(NAME) **9311 SAN PEDRO, SUITE 100**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **SAN ANTONIO, TX 78216**	
(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 GRANTEES, 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 **HALEY T. CARPENTER AND JULIA A. STANLEY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 the easterly part of Lot No. 8 on the Map of the Robert E. Power Lands, as of record in Book 421, page 56, Register's Office for said County.

Said part of said Lot No. 8 fronts 50 feet on the westerly side of Powers Avenue and runs back between lines, 100.5 feet on the northerly line and 111.5 feet on the southerly line, to a dead line in the rear, measuring 52 feet more or less thereon.

Being the same property conveyed to CML Properties, LLC, a Tennessee limited liability company, from Brenda Joyce McCuin, James Edward Ludwig, Frederick Carlton Ludwig, and Lucile Frances Ludwig, by deed dated August 25, 2011 of record as Instrument No. 20110830-0067127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all 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 **815 POWERS AVENUE, NASHVILLE, TN 37206**
(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 30th day of March, 2012.

CML PROPERTIES, LLC

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 30th day of March, 2012.

Notary Public

My commission expires: **May 5, 2015**

