CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $535,000.00. David Mason Wimberley Affiant Subscribed and sworn to before me, this the 20th day of September, 2013. Notary Public My commission expires: 6/21/16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Mason Wimberley	CMG Mortgage, Inc. dba CMG Financial	**144-07-0-006.00**
1125 Balbade Dr.	3160 Crow Canyon Rd, #400	
Nashville, TN 37215	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kitzi Zager, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Mason Wimberley and wife, Jennifer Wimberley

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 9 on the Plan of Section Three, Chickering Park of record in Plat Book 2663, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Zager and wife, Kitzi Zager by Deed from Henry E. Juszkiewicz of record in Book 11047, page 386, Register's Office for Davidson County, Tennessee, dated July 29, 1998 recorded on August 3, 1998. David having since died on June 20, 2010 leaving Kitzi Zager as the surviving tenant by the entirety.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1125 ' Balbade Dr., Nashville, TN 37215.

BILL GARRETT, Davidson County
Trans:T20130082227 DEEDWARR
Recvd: 09/23/13 14:03 2 pgs
Fees:13.00 Taxes:1979.50
20130923-0099891

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF September 19, 2013:

Kitzi Zager

STATE OF Texas)
COUNTY OF Dallas)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kitzi Zager, the within named Grantor(s), 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, at office, this the 19th day of September, 2013.

My Commission Expires: 2/25/17

Notary Public

JACIEL MONTALVO
MY COMMISSION EXPIRES
February 25, 2017

20131301R