WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/13 14:25 2 pgs
Fees:13.00 Taxes:389.24
20130930-0102436

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,200.00.**

Affiant

Subscribed and sworn to before me this 26th day of September, 2013

Notary Public
My Commission expires: MAR 08 2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adrien Matthews	CMG Mortgage, Inc	061-05-0A-032.00CO
421 Lemont Drive	3160 Crow Canyon Rd #400	
Nashville, TN 37216	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John V. Richardson and Mary Richardson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adrien Matthews and Kolleen R. Matthews**,* their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: * a married couple

Being Unit No. 104 on the condominium site plan, Phase 1 of Poplar Glen, of record in Book 6900, page 646, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John V. Richardson and Mary Richardson, husband and wife, by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C., on June 15, 2005, of record in Instrument Number 20050622-0071551, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 646, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8036, page 175, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter for Poplar Glen; Master Deed and By-Laws of record in Book 7534, page 591; and Book 7548, page 612, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7337, page 269; and Book 4989, page 430, Register's Office for Davidson County, Tennessee.

This is improved property known as: **421 Lemont Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 23, 2013.

John V. Richardson
John V. Richardson

Mary Richardson
Mary Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John V. Richardson and Mary Richardson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE