BILL GARRETT, Davidson County
Trans:T20130087458 DEEDWARR
Recvd: 10/09/13 13:09 2 pgs
Fees:13.00 Taxes:288.60

20131009-0106094

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $78,000.00 (Seventy Eight Thousand).

Rita Fay Donaldson
AFFIANT

Subscribed to and sworn before me this 3rd day of October, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)

My Commission Expires OCT 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rita F. Donaldson 311 Due West Avenue Madison,TN 37115	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	05108017300

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, I/WE, **CYNTHIA D. WARREN A/K/A CYNTHIA KEATON WARREN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RITA FAY DONALDSON AND HUSBAND FRED T. DONALDSON,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 part of Lot No. 23 on the Map of Montaque subdivision, as of record in Book 421, Page 129, Register's Office for said County, being Lot No. 2 and the westerly 25feet of Lot No. 3 on the Plan of George F. Roth's Subdivision of Lots 19 and 23 in Montaque Subdivision, not of record described according to a survey made by Dorris Boner, Surveyor, dated April 24, 1946, as follows:
Beginning on the northeasterly margin of Due West Avenue at a point 107.5 feet southeast of the easterly margin of Milliken Bend, being the southeast corner of the property conveyed to William H. Patton and wife, by deed from Harlon J. Kimbro and wife, of record in Book 1940, Page 425, Register's Office for said County; thence with the easterly line of said Patton's property northeastwardly 200 feet; thence South 53 deg. 30 min. East 75 feet; thence southwestwardly 200 feet to the northeasterly margin of Due West Avenue; thence with said Due West Avenue northwestwardly 75 feet to the beginning.
Being the same property conveyed to Kenneth L. Warren and wife, Cynthia D. Warren, by deed fron B&W Investments, a Tennessee partnership composed of James Woolums and Alex Bonner, of reocrd in Book 7326, Page 518 and the interest of Kenneth L. Warren a/k/a Kenneth Leo Warren, Sr., was divested from Kenneth Leo Warren, Sr., and vested solely in Cynthia Keaton Warren by Order recorded in Book 11249, Page 3, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **311 DUE WEST AVENUE** **MADISON,TN37115**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number: GTE File: 2013

WITNESS, this 3rd day of October, 2013

Cynthia D. Warren

Cynthia D. Warren a/k/a Cynthia Keaton Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of October, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cynthia D. Warren a/k/a Cynthia Keaton Warren** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of October, 2013.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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