Warranty Deed

BILL GARRETT, Davidson County Trans:T20140007010 DEEDWARR Recvd: 01/30/14 13:31 2 pgs Fees:13.00 Taxes:1032.30 20140130-0008466	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $279,000.00. Affiant Subscribed and sworn to before me, this the 27th day of January, 2014. Notary Public My commission expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John H. Ko	CMG Mortgage Inc.	
5206 A Indiana Ave.	3160 Crow Canyon Rd #400	Part of 091-11-0-145.00
Nashville, TN 37209	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURYL PATE CHALFIN FKA LAURYL HANNA PATE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN H. KO, A SINGLE MAN,** 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 Nos. 1113, Block 160 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Pages 74 and 75, 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 Lauryl Pate Chalfin, unmarried by Quitclaim Deed from Lauryl Pate Chalfin fka Lauryl Hanna Pate, unmarried of record at Instrument No. 20130920-0099458, Register's Office for Davidson County, Tennessee, dated September 20, 2013 and recorded on September 20, 2013.

Being the same property conveyed to Lauryl Hanna Pate, unmarried by Warranty Deed from Eric Chappell, married of record at Instrument No. 20130530-0054676, Register's Office for Davidson County, Tennessee, dated May 28, 2013 and recorded on May 30, 2013.

Being the same property conveyed to Eric Chappell, unmarried man by Warranty Deed from Steven B. Akers and wife, Kimberly A. Akers of record at Instrument No. 20070423-0047920, Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 23, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5206 A Indiana Ave., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2014.

Lauryl Pate Chalfin

Lauryl Pate Chalfin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauryl Pate Chalfin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2014.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public