File Box 8

File No. 140024

# WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Exp

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew J. Bird | CMC Funding, Inc. | 033-08-O-144.00 |
| (NAME) 339 Janette Ave. | (NAME) 804 Green Valley Road | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Greensboro, NC 27408 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Larry D. Lyons, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Bird and wife, Hadassah R. Bird, 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 Lot No. 286, on the plan of Gatewood Subdivision, Section 3, as shown on plat of record in Plat Book 4175, Page 50, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Larry D. Lyons, a married man, by Special Warranty Deed from U.S. Bank National Association, as Trustee for Stanwich Mortgage Loan Trust, Series 2011-4, dated 5/1/13 and recorded 5/28/13 in Instrument No. 20130528-0053465; and being the same property previously conveyed to U.S. Bank National Association, as Trustee for Stanwich Mortgage Loan Trust, Series 2011-4 by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated 3/29/13 and recorded 4/03/13 in Instrument No. 20130403-0032940, Register's Office for Davidson County, Tennessee. The said Wilson & Associates, PLLC, having been appointed Successor Trustee by instrument dated 3/14/13 and recorded 3/25/13 in Instrument No. 20130325-0029205, said Register's Office. Being the same property previously conveyed to Joe W. Keller, II and Davinia Keller, husband and wife, as joint tenants with full right of survivorship, by Quitclaim Deed from Joe W. Keller, II, a married man, dated 6/15/06 and recorded 6/23/06 in Instrument No. 20060623-0075081; and being the same property previously conveyed to Joe W. Keller, II, a married man, by Warranty Deed from Steven L. Cherry and Nancy C. Cherry, husband and wife, dated 11/9/99 and recorded 11/22/99 in Book 11750, Page 143, Register's Office for Davidson County, Tennessee.

This property is not a marital residence ans as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

BILL GARRETT, Davidson County
Trans:T20140008751 DEEDWARR
Recvd: 02/06/14 13:49 2 pgs
Fees:13.00 Taxes:455.10

20140206-0010683

File No. 140024

unimproved ☐

This is improved ☒ property, known as 339 Janette Ave., Goodlettsville, TN 37072

(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 5th day of February, 2014.

Larry D. Lyons

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry D. Lyons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2014.

Commission expires:

Notary Public

