BILL GARRETT, Davidson County
Trans:T20140009489 DEEDWARR
Recvd: 02/10/14 13:48 2 pgs
Fees:13.00 Taxes:601.25
20140210-0011616

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
13-12045R

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 162,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF January, 2014.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jan M. Quigg 5108 Leath Dr. Nashville TN 37211	CMC Funding Inc. 804 Green Valley Rd. Suite 106 Greensboro, NC 27408	16107005400

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, WE,

J.B. Mahan and wife, Eunice M. Mahan

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jan M. Quigg and Dennis J. Quigg, wife and husband

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:

Being Lot No. 9 on the plan of McMurray Woods, Section I as of record in in Book 2900, page 99 Register's Office for said County which plan reference is here made for a more complete legal description.

Being the same property conveyed to J.B. Mahan and wife, Eunice M. Mahan on 12/20/1985 by deed from Farris E. Wright and wife, Elizabeth H. Wright, filed for record on 12/31/1985 in Book 6752, page 20, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **5108 Leath Drive, Nashville, TN 37211**

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 16 day of January, 2014.

J. B. Mahan

J. B. Mahan

Eunice J Mahan

Eunice Mahan

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. B. Mahan and wife, Eunice Mahan**, 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 and official seal at Smyrna, Tennessee this 16 day of January, 2014.

Roy C. Forney III

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY