File Box 8

BILL GARRETT, Davidson County
Trans: T20140025487 DEEDWARR
Recvd: 04/15/14 13:49 2 pgs
Fees: 13.00 Taxes: 1590.63
20140415-0031466

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $429,900.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2014.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacqueline Wright 1707 Eastside Ave Nashville, TN 37206	**CMC FUNDING, INC.** **804 GREEN VALLEY RD., #106** **GREENSBORO, NC 27408**	94-2-60

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIM'S PROPERTIES, GP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACQUELINE* WRIGHT AND RICKY ** WRIGHT, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: *Y. **L.

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of United Electric Railway Company's Subdivision, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said Lot 126 fronts 50 feet on the Northerly side Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines 161 feet to an alley.

Less and Except:
The North 11 feet of the conveyed tract.

Being part of the same property conveyed to Tim's Properties, G.P., A Tennessee General Partnership by Quitclaim Deed from William D. Block and wife, Jill Block and Timothy M. Kenefick, Being all of the Members of The Entity Formerly known as Tim's Properties, LLC, A Tennessee Limited Liability Company which has been dissolved of record in Instrument No. 20101203-0096617; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1707 Eastside Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 14th day of April, 2014.

Tim's Properties, GP

Jill Rochlitz Block, Partner

William D. Block, Partner

Timothy Kenefick, Partner

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jill Rochlitz Block, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged Herself to be the Partner of the within named bargainor, a General Partnership, and that Herself, as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by the said Jill Rochlitz Block as such Partner.

Witness my hand and official seal this 14th day of April 2014.

My Commission Expires:

1/15/17

Notary Public

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William D. Block, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the Partner of the within named bargainor, a General Partnership, and that Himself, as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by the said William D. Block as such Partner.

Witness my hand and official seal this 14th day of April, 2014.

My Commission Expires:

1/15/17

Notary Public

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy Kenefick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the Partner of the within named bargainor, a General Partnership, and that Himself, as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by the said Timothy Kenefick as such Partner.

Witness my hand and official seal this 14th day of April 2014.

My Commission Expires:

1/15/17

Notary Public