WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031142 DEEDWARR
Recvd: 05/06/14 11:50 2 pgs
Fees:13.00 Taxes:458.80
20140506-0038491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$124,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather M. Denio and Jason A. Smith	CMG Mortgage, Inc.	053-09-0-088.00
(NAME)	(NAME)	
1400 Apache Lane	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(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, I/WE, **New Light Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather M. Denio, unmarried and Jason A. Smith, unmarried, tenants in common with expressed rights of survivorship**, 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. 57B, Zone Lot Division of Lots 51, 54, 55 and 57 Kimbolton, Phase II of record in Plat Book 6900, page 891, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to New Light Properties, LLC, a Tennessee limited liability company by deed from The Secretary of Housing and Urban Development of Washington D.C. dated January 27, 2014, of record in Instrument No. 20140129-0008022, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to The Secretary of Housing and Urban Development by deed from Wilson & Associates, PLLC, Substitute Trustee dated September 24, 2013 of record in Instrument No. 20131115-0118163, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Lydia Guachino, an unmarried woman by deed from Reginald Gardner and wife, Schemika Gardner dated August 29, 2008 of record in Instrument No. 20080903-0090398, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1400 Apache Lane, Madison, TN 37115

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, has 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 our hands this 30 **day of** April, **2014.**

New Light Properties, LLC

Tiberiu Miko, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Tiberiu Miko,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the **Member** of **New Light Properties, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such **Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as **Member**.

Witness my hand and official seal, this 30 **, day of** April, **2014.**

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXP. SEPT. 6, 2015

Notary Public

My commission expires: _____