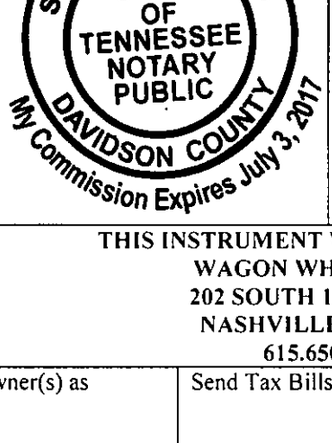
BILL GARRETT, Davidson County
Trans: T20140038947 DEEDWARR
Recvd: 06/03/14 15:32 2 pgs
Fees: 13.00 Taxes: 1461.13
20140603-0048069

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $394,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

Notary Public

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:
Amy Beth Eller Mallie J. McCloud	CMG Mortgage, Inc., DBA CMG Financial	
1908 Boscobel St.	3160 Crow Canyon Rd. Ste. 400	08314034100
Nashville, TN 37206	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, **KARIN KULA, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY BETH ELLER, AN UNMARRIED WOMAN, AND MALLIE J. MCCLOUD, AN UNMARRIED WOMAN**, 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 No. 391 on the Plan of Edgefield Land Co's Third Subdivision of record in Plat Book 57, Page 152, 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 Jeffrey Kula and Karin Kula, husband and wife by Warranty Deed from Howard L. Hughes, unmarried of record in Instrument No. 20120828-0077682 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 28, 2012.

Jeffrey Daniel Kula died October 12, 2013.

Being the same property conveyed to Howard L. Hughes by Warranty Deed from Jimmy D. Lawless and wife, Linda M. Lawless of record in Book 10034, page 828, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 01, 1996.

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 1908 Boscobel St., 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 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 30th day of May, 2014.

Karin Kula

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 Karin Kula, 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 30th day of May, 2014.

Notary Public