BILL GARRETT, Davidson County
Trans:T20140065443 DEEDWARR
Recvd: 09/03/14 14:03 2 pgs
Fees:13.00 Taxes:814.00
20140903-0080520

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Linda F. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/29/2014

(AFFIX SEAL)

M. KEVIN HEFFELMAN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda F. Miller	CMG Funding, Inc.	173090B03300co
(NAME)	(NAME)	
4001 Barnes Cove Drive	804 Green Valley Road, Ste 106	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David P. Keener and wife, Rhonda C. Keener**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Linda F. Miller as to a 60% undivided interest and Willard A. Rejefski as to a 40% undivided interest**, hereinafter called the GRANTEE(S), their heirs and/or 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. 325, on the plan of Section One, Barnes Cove, as shown on plat of record in Instrument No. 200204090043258, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David P. Keener and wife, Rhonda C. Keener by Warranty Deed dated 01/05/2007 from Great Southern Homes, Inc. of record in Instrument 20070112-0005193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200204090043258, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212170155806, as amended of record in Instrument 201107200055565, said Register's Office. Vacation of Declaration of Protective Covenants, Conditions and Restrictions as to Specific Property of record in Instrument 200404290048624, (2) All matters including but not limited to an Easement of record in Book 5215, Page 482, (3) Easement of record in Book 5385, Page 986, (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200202010014182, (5) Storm water Detention Agreement of record in Instrument 200204080042673, (6) Declaration and Grants of Easements for Public Sidewalks of record in Instrument 200304020043515, (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200404130041473, (8) Charter of record in Instrument 200212170155805, and (9) Quitclaim Deed to the Homeowner's Association of record in Instrument 201306100058651, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4001 Barnes Cove Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of August, 2014.

David P. Keener

Rhonda C. Keener

State of Tennessee
County of Williamson

Personally appeared before me David P. Keener and Rhonda C. Keener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of August, 2014.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067