WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Medina	CMG Mortgage, Inc.	**173040A204.00CO**
(NAME)	(NAME)	
5216 Ridgefalls Way	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140065575 DEEDWARR
Recvd: 09/04/14 07:41 2 pgs
Fees:13.00 Taxes:806.23
20140904-0080668

FOR AND 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, **Jennifer C. Todd fka Jennifer E. McClendon, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Medina, a single man** 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. 204 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, as of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jonathan H. McClendon, a married person by deed dated 9/22/2000 from S&Y Construction, a sole proprietorship, of record in Instrument No. 20000926-00955283, Register's Office for Davidson County, Tennessee. The said Jonathan H. McClendon has since conveyed his interest in said property to Jennifer E. McClendon by Quitclaim Deed of record in Instrument No. 20120726-0065878, Register's Office for Davidson County, Tennessee. Jennifer E. McClendon has since re-married and is known as Jennifer C. Todd.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of Oak Highlands, of record in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77, and made applicable to Phase 2, in Instrument 200004280042354, said Register's Office; easements and setback lines as set forth on the above plan of record.

Michael E. Todd joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Jennifer C. Todd.

unimproved ☐

This is improved ☒ property, known as **5216 Ridgefalls Way, 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 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 our hands this 29th day of August 2014.

Jennifer C. Todd fka Jennifer E. McClendon

Michael E. Todd

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jennifer C. Todd fka Jennifer E. McClendon and Michael E. Todd** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August 2014.

Commission expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public