WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077319 DEEDWARR
Recvd: 10/14/14 12:43 2 pgs
Fees:13.00 Taxes:436.60
20141014-0094764

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Amanda Ann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 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
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Muckle	CMG Mortgage Inc. dba CMG Financial	053060b08400 CO
(NAME)	(NAME)	
2313 Riverway	3160 Crow Canyon Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Katie McLaren, single, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Muckle, married 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as Being Lot No. 143 on the plan of Phase 5B, Waterford Estates, of record in Plat Book 7900, Page 838-839, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katie McLaren, single, by deed of record in Instrument Number 20140806-0070569, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase 5B, Waterford Estates of record in Plat Book 7900, Page 838-839, Register's Office for Davidson County, Tennessee. All matters appearing on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, Page 540, Register's Office for Davidson County, Tennessee. All matters appearing on the Plan of Phase 5A, Waterford of record in Plat Book 7900, Page 837, Register's Office for Davidson County, Tennessee. All matters appearing on the Plan of Phase 5B, Waterford of record in Plat Book 7900, Pages 838 and 839, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Waterford of record in Book 8694, Page 216, Register's Office for Davidson County, Tennessee. Declaration of Annexation of Waterford, Phase 5A and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 182, Register's for Davidson County, Tennessee. Declaration of Annexation of Waterford, Phase 5A and Submission to the Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 9530, Page 189, Register's for Davidson County, Tennessee. Title to that portion of the property lying between the high and low water marks of the Cumberland River. Easement for right-of-way of record in Book 2024, Page 225, Register's Office for Davidson County, Tennessee. Easement for sewer of record in Book 1717, Page 30, Register's Office for Davidson County, Tennessee. Such matters as are shown on the survey of Anderson-Delk & Associates, dated February 21, 1992, prepared by James W. Clark, Registered Land Surveyor, No. 1445. Restated Declaration of Covenants, Conditions and Restrictions Applying to Waterford of record in Book 8699, Page 462, said Register's Office. First Amendment to restated Declaration of Covenants, Conditions and restrictions Applying to Waterford of record in Book 9530, Page 185, Register's Office for Davidson County, Tennessee. Charter of Waterford Community Association, Inc. of record in Book 8711, Page 701, said Register's Office. By-Laws of Waterford Community Association, Inc. of record in Book 8715, Page 583, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, Page 831, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 9393, Page 833, said Register's Office. Conveyance of Common Areas to Waterford Community Association, Inc. of record in Book 8715, Page 590, said Register's Office. First Amendment to Restated Declaration of Covenants, Conditions and restrictions applying to Waterford of record in Book 9530, Page 185, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2313 Riverway, Old Hickory, TN 37138
(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.

Katie McLaren

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie McLaren, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Chattanooga, Tennessee this 8th day of October 2014.

Commission expires: 1/13/16

Notary Public

JACOB A. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY