PREPARED BY (AND RETURN TO):

# *Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

Davidson County DEEDWARR
Recvd: 11/24/14 11:08 2 pgs
Fees:13.00 Taxes:251.60
**20141124-0107899**

W & I Ref: (DKM) Title No.: 57009
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Marlon Dember<br>3320 Panorama Drive<br>Nashville, TN 37218 | CMG Mortgage<br>3160 Crow Canyon Rd., #400<br>San Ramon, CA 94583 |

**TAX MAP PARCEL NUMBERS:** 08007003900

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$68,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirlene Warfield and Florene Jones**, both unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marlon Dember** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 516 on the Plan of Bordeaux Hills, Section Six, of record in Book 3842, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirlene Warfield and Florene Jones by Warranty Deed from Jessica Marks, unmarried, Delores M. Harris, unmarried, and Mary Crawford, Clarise E. Ridley, Richard Crawford, Jr., Anthony Crawford and Walter Crawford, all of the Heirs at Law of Mary Washington, deceased, dated October 12, 2012, recorded October 16, 2012 in Instrument No. 20121016-0094944, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3842, Page 10, said Register's Office which shows a 30 foot minimum setback line from Panorama Drive and a 20 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as 3320 Panorama Drive, Nashville, TN 37218**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of November, 2014

Shirlene Warfield
**Shirlene Warfield**

Florene Jones
**Florene Jones**

**State of** Tennessee

**County of** Davidson

On this 21st day of November, 2014, before me the undersigned authority, personally appeared Shirlene Warfield and Florene Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $68,000.00.

Ashlee D Page
Affiant

Sworn and subscribed before me this ____21st day of November, 2014.

Gail Hudson
Notary

My Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18