WARRANTY DEED

File #14124181

Davidson County DEEDWARR
Recvd: 01/02/15 13:11 2 pgs
Fees:13.00 Taxes:414.40
20150102-0000345

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-3-17 (AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darnell Booker	CMC Funding, Inc.	165-13-A/190CO
(NAME)	(NAME)	
4100 Pepperwood Drive	804 Green Valley Road, Ste. 106	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Greensboro, NC 27408	
(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/WE, **Toni L. Constantine, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darnell Booker, an unmarried 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:

Being Lot No. 376, on the plan of Section Eight Peppertree Forest A Planned Unit Development, as the same appears of record in Plat Book 7900, Page 652, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Toni L. Constantine, A Single Female by deed from Tanya Basl and husband, Ryan Basl, dated 10/31/2007, of record in Instrument No. 20071102-0129486, said Register's Office. **The said Toni L. Constantine having since married.**

*****Christopher A. Deamon, Spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 7900, Page 652, said Register's Office.; Charter for Homeowners Association as of record in Book 8757, Page 639, said Register's Office.; Declaration of Covenants as of record in Book 8757, Page 607 and as amended in Book 9004, Page 514 and Book 9157, Page 711, and Book 9287, Page 698,said Register's Office.; Bylaws as of record in Book 8757, Page 623, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4100 Pepperwood Dr, 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 30th day of December, 2014.

Toni L. Constantine

Christopher A. Deamon

STATE OF OREGON

COUNTY OF Deschutes

Before me, the undersigned Notary Public, personally appeared Toni L. Constantine and Christopher A. Deamon 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 the purposes therein contained.

Witness my hand and official seal at office, this 30th day of December, 2014.

Commission expires: 3-9-2018

Notary Public

OFFICIAL STAMP
CHERYL RENAE WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 925322
MY COMMISSION EXPIRES MARCH 9, 2018

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

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.

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.

Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY