Record + return:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Joni Belyeu
Affiant

Subscribed and sworn to before me, this 12th day of March, 2015.

Notary Public
My commission expires: 3-8-14

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua T. Pendergrass 1219 Greenfield Avenue Nashville, TN 37216	~~New Owner~~ CMG MORTGAGE, INC. 3160 CROW CANYON RD. STE 400 SAN RAMON CA 94583	07203021900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Preston Properties of Nashville, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua T. Pendergrass and Emily Pendergrass, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 113 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 113 fronts 50 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Preston Properties of Nashville, LLC, a Tennessee limited liability company, from James R. Butler and wife Elizabeth S. Butler, by Warranty Deed and recorded on July 28, 2014 of record Instrument Number 20140728-0066557, Registers Office for Davidson County, Tennessee.

This property is improved property known as **1219 Greenfield Avenue, Nashville, TN, 37216**

This conveyance is subject to the following: (1) Restrictions of record in Instrument Number 20150109-0002440, said Register's Office; (2) all matters appearing of record in Plat Map Book 332, Page 101, Register's Office for said County; (3) Taxes for the year 2015, a lien, not yet due and payable.

BILL GARRETT, Davidson County
Trans:T20150021291 DEEDWARR
Recvd: 03/24/15 10:08 2 pgs
Fees:13.00 Taxes:1591.00
20150324-0025114

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 12th day of March, 2015.

Preston Properties of Nashville, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Preston Properties of Nashville, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 12th day of March, 2015.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015013440

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.