WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/15 08:12 3 pgs
Fees:18.00 Taxes:695.60
20150401-0027936

Tammy McCauley State of Tennessee Notary Public Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/18/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katharine Ruth Pachachi	CMC Funding, Inc	121-00-0-182.00
(NAME)	(NAME)	
1730 Reynolds Road	804 Green Valley Rd, Ste 106	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carra M.A. Cole**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katharine Ruth Pachachi, married woman** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, including "Reserved Parcel" on the Casey Subdivision, of record in Book 5800, page 114, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl & Company, P.C., dated March 7, 1984, as follows:

Beginning at a point in the south margin of Reynolds Road, said point being the northeast corner of said "Reserved Parcel"; thence with the meanders of Reynolds Road, in a westwardly and southwardly direction, 380 feet, more or less, to a point in the east margin of Reynolds Road; thence eastwardly 279 feet, more or less, to a point; thence south 10 degrees 11' 36" west 174.63 feet to a point; thence south 9 degrees 26' 38" west 99.46 feet to a point; thence south 7 degrees 05' 25" west 104.45 feet to a point; thence south 5 degrees 26' 08" west 101.05 feet to a point; thence north 18 degrees 33' 17" east 502.98 feet to a point; thence north 82 degrees 06' 03" west 89.82 feet to a point; thence north 5 degrees 21' 27" east 73.06 feet to a point; thence north 2 degrees 10' 50" west 129.44 feet to a point of beginning.

Being the same property conveyed to Carra M.A. Cole by Warranty Deed dated from Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., dated January 30, 1995 and filed of record in Book 9585, Page 514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth per Plan Book 5800, Page 114, said Register's Office. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land. and Right-of-Way for Reynolds Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1730 Reynolds Road, Nashville, TN 37217

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of March, 2015.

Carra M.A. Cole

Carra M.A. Cole

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carra M.A. Cole, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of March, 2015.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , 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 **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** 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: 9-20-15

Notary' Seal (if on paper)

