WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150035742 DEEDWARR
Recvd: 05/08/15 11:44 3 pgs
Fees: 18.00 Taxes: 506.90
20150508-0042337

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2015.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Clemons	CMG Mortgage, Inc.	071-16-0-254-00
(NAME)	(NAME)	
704 Douglas Avenue	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Ramon, CA 94583	
(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, we, **David M. Birchett and Paula R. Birchett, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott Clemons and Bailey Clemons, Patricia Clemmons**, 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 Davidson County, Tennessee, being the westerly 55 feet of Lot Nos. 262, 263, 264 and 265 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.
Said part of Lot Nos. 262, 263, 264 and 265 fronts 55 feet on the southerly side of Mile End (Douglas) Avenue and runs back 113 feet, more or less, on the easterly line and 113-1/2 feet on the westerly line with the easterly margin of an alley, to the northerly line of Lot no. 266.

Included in the above description, but expressly excluded therefrom is that portion conveyed to the Metropolitan Government of Nashville and Davidson County in Book 8537, Page 844, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Birchett and Paula R. Birchett, husband and wife by Quitclaim Deed from Rose-Miller Properties, LLC, dated 11/29/2006, recorded 11/29/2006 of record in Instrument No. 20061129-0147230, in the Register's Office for Davidson County, Tennessee.

Subject to the following: (1) all matters shown on the plat of record in Plat Book 421, Page 12; and, (2) Easements set forth in Deed of record in Book 8537, Page 844, in the Register's Office for Davidson County, Tennessee.

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 704 Douglas Avenue, Nashville, TN 37207

(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 our hands this 1st day of May, 2015.

David Birchett by Jerrold Smith
David Birchett by Jerrold Smith, Attorney-In-Fact
as Attorney in fact

Paula Birchett by Jerrold Smith
Paula Birchett by Jerrold Smith, Attorney-In-Fact
as Attorney in fact

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jerrold Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of David M. Birchettacting as that person's agent and attorney in fact, and the said Jerrold Smith acknowledged that he executed the foregoing instrument as agent and attorney in fact for David M. Birchettfor the purposes therein contained.

WITNESS my hand and seal, this 1st day of May, 2015.

My Commission Expires:
4/19/2017

Debbie A. Mitchell
Notary Public

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jerrold Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Paula Birchett, acting as that person's agent and attorney in fact, and the said Jerrold Smith, acknowledged that he executed the foregoing instrument as agent and attorney in fact for Paula Birchett for the purposes therein contained.

WITNESS my hand and seal, this 1ST day of May, 2015.

My Commission Expires:	Debbie A. Mitchell
4/19/2017	Notary Public

