BILL GARRETT, Davidson County
Trans:T20150081768 DEEDWARR
Recvd: 09/25/15 10:57 2 pgs
Fees:13.00 Taxes:580.90
20150925-0097605

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 157,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2015.

Notary Public

My commission expires: 7/30/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Neil Fronheiser **Katryn M. Mead**	CMG Mortgage	21-84
5110 Rawlings Rd.	3160 Crow Canyon Rd. Ste 400	
Joelton, TN 37080	San Ramon, CA 94583	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kevin Caine and wife Codi Caine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn M. Mead and Neil Fronheiser, wife and husband

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:

Situation in the 14th Civil District of said County and State being on the north side of the north section of Bernard Road and beginning at a point in the center of North Bernard Road 170 feet East of Howard Frutiger's corner in Steimle's (now Potter's) line; thence South 89 deg. East 80 feet to a point in the center of said Road; thence due North 175 feet to a point; thence due West 80 feet to a point; thence Due South 175 feet to a point of Beginning, containing 14,000 square feet, more or less.

Being part of the same property conveyed to Kevin Caine and wife, Codi Caine by Special Warranty Deed from Michael W. Teasley and Marcia K. Webb, Co-Administrators and Heirs at Law of the Melvin W. Teasley Estate, dated 5/8/2012 and recorded on 6/11/2012 in Instrument No. 20120611-0050788, Register's Office for Davidson County, Tennessee. Quitclaim Deed dated 3/15/2012 and recorded on 3/15/2013 in Instrument No. 20130315-0026195, said register's office was recorded in error and is null and void.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 5110 Rawlings Rd., Joelton, TN 37080.

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 in 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 my/our hand(s) this 23rd day of September, 2015.

Kevin Caine

Codi Caine

Codi Caine

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Kevin Caine and Codi Caine, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2015.

Notary Public

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.