BILL GARRETT, Davidson County
Trans:T20150082769 DEEDWARR
Recvd: 09/29/15 11:49 2 pgs
Fees:13.00 Taxes:547.60
20150929-0098780

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 23 day of September, 2015, by and between Eilean Clark, married, party of the first part, and Erin Marie Robinson, an unmarried, party of the second part. woman

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Village Manor, of record in Book 3300, Page 55, Register's Office for said County.

Said Lot No. 25 fronts 32.58 feet on the west side of North Fifth Street and extends back 159.61 feet on the south line and 161.6 feet on the north line, along the south margin of an alley, to another alley in the rear on which it measures 21.46 feet.

Being all or part of the same property conveyed to Eilean Clark by virtue of that certain Affidavit of Heirship dated November 2, 2006, at Instrument No. 20061102-0136462 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as her primary residence.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 3368, Page 23, Book 3375, Page 261, Book 3405, PAge 462, Plat Book 3300, Page 55 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eilean Clark

Eilean Clark

STATE OF FLORIDA
COUNTY OF St. Lucie

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Eilean Clark, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2015.

Notary Public

My Commission Expires: 12-1-18

JONATHAN ALEXIS NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires December 01, 2018
No. FF 180000

Property Owner & Address: Erin Marie Robinson

Tax Parcel No: 08207042900

Property Address: 644 N 5th St
Nashville, TN 37216

MAIL TAX
BILLS TO: CMG Mortgage
3160 Crow Canyon Rd #400
San Ramon CA 94583

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $148,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of September, 2015.

Notary Public

My Commission Expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY