RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

# WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$212,000.00.**

CJCMJL
Affiant

Subscribed and sworn to before me this 30 day of October, 2015

E Prophet
Notary Public
My Commission expires: 8-20-2019
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Caden C. Medders | CMG Mortgage, Inc. | Map 120-05-0 Parcel 120.00 |
| 418 Glengarry Drive | 3160 Crow Canyon Road Suite 400 | |
| Nashville, TN 37217 | San Ramon, CA 94583 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirtley Whittington and wife, Lanie Whittington**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Caden C. Medders and Priscilla L. Medders, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 139 on the plan of Glenngarry Park, Section I, as of record in Book 2663, Page 72, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 139 begins at a point in the southeasterly margin of Glengarry Drive, at the corner of Lots 138 and 139; thence with the line between said lots, southeasterly 150 feet to a point; thence southwesterly 149.1 feet to the northeast margin of Greymont Drive; thence with the margin of the same, northwesterly 125 feet to the beginning of a curve; thence around said curve, northerly 39.3 feet to the margin of Glengarry Drive; thence with the margin of the same, northeasterly 124.5 feet to the point of beginning.**

**Being the same property conveyed to Kirtley Whittington and Lanie Whittington, husband and wife, from Robert Edmund Crandall, by deed on May 1, 2015, of record in Instrument Number 20150507-0041928, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, page 72, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2743, page 231 and Book 2805, page 226, Register's Office for Davidson County, Tennessee.

This is improved property known as: **418 Glengarry Drive, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150093789 DEEDWARR
Recvd: 11/03/15 14:29 2 pgs
Fees:13.00 Taxes:784.40
20151103-0112101

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 October 30, 2015.

**Kirtley Whittington**

**Lanie Whittington**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirtley Whittington and Lanie Whittington** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY