THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2228

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel E. Register Kelly A. Register 1207 Cline Avenue Nashville, TN 37206	CMG Mortgage, Inc., 3160 Crow Canyon Rd., Suite 400, San Ramon, CA 94583	72-13-346.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.18

BILL GARRETT, Davidson County
Trans:T20150108825 DEEDWARR
Recvd: 12/28/15 09:51 2 pgs
Fees:13.00 Taxes:869.50
20151228-0129659

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jacob Byron, unmarried and Tim Brinn, unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel E. Register and Kelly A. Register, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, as shown by plat of record in Plat Book 843, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jacob Byron, unmarried and Tim Brinn, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Adrianne Hall, married, dated October 17, 2014, recorded October 24, 2014, of record in Instrument No. 20141024-0098452, as corrected in Instrument No. 20141222-0117083, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Adrianne Hall by Warranty Deed from Kenneth Wayne Hackney, Sr. and Linda Darlene Hackney, husband and wife, dated July 20, 2007, recorded July 27, 2007, of record in Instrument No. 20070727-0089279, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1207 Cline Avenue, Nashville, TN 37206**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said 2015 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **22nd** day of **December, 2015.**

GRANTOR(S)

Jacob Byron

Tim Brinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jacob Byron and Tim Brinn** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **22nd** day of **December, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016