File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160006399 DEEDWARR
Recvd: 01/25/16 14:44 2 pgs
Fees: 13.00 Taxes: 1013.80
20160125-0007011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Rachel Fam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/7/2017
(AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Y-KW-15-1617-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Hansen and Andrea Hansen	CMG Mortgage, Inc.	
(NAME)	(NAME)	**083-14-0-191.00**
1617 Lillian Street	3160 Crow Canyon Rd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2037	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANDREW WOOD UMSTEAD AND BRITTANY BUCKHAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW HANSEN AND ANDREA HANSEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 316 on the Plan of The Edgefield Land Co's Second or Spring Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Chamberlain, unmarried by Warranty deed from Laura Huber and Jon Huber, wife and husband of record in Instrument No. 20111031-0084368 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on October 31, 2011.

Being the same property conveyed to Andrew Wood Umstead and Brittany Buckham, husband and wife by Warranty deed from Mark Chamberlain, unmarried of record in Instrument No. 20140110-0002922 Register's Office for Davidson County, Tennessee, dated January 03, 2014 and recorded on January 10, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1617 Lillian Street , Nashville, Tennessee 37206-2037**.

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 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 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 the 19th DAY OF JANUARY, 2016.

Andrew Wood Umstead

Brittany Buckham by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW WOOD UMSTEAD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRITTANY BUCKHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said BRITTANY BUCKHAM.

Witness my hand and official seal, this the 19th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212