BILL GARRETT, Davidson County
Trans:T20160012552 DEEDWARR
Recvd: 02/16/16 12:28 2 pgs
Fees:13.00 Taxes:1054.50
20160216-0014361

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2016.

Notary Public

My commission expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mary Louise Goade and Iris Adrienne Reyes	CMG Mortgage	172-03-0A-016.00-CO
1405 Cedarway Ln	3160 Crow Canyon Rd #400	
Nashville, TN 37211-7414	San Ramon CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert R. Patin and Mary Patin, husband and wife,

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Mary Goade, an unmarried woman, and Iris Reyes, an unmarried woman, as tenants in common with the right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Woodlands, Phase 1, Section 1 of record in Plat Book 6900, Pages 498 and 499, 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 Robert R. Patin by Quitclaim deed from Linda Arbaugh-Patin of record in Instrument No. 20060822-0103231 Register's Office for Davidson County, Tennessee, dated September 09, 2004 and recorded on August 22, 2006. The signature of Robert R Patin and Mary Patin is signed by their duly appointed Attorney-in-fact Kerry A. Marx, pursuant to the Power of Attorney recorded in Instrument # 20160216-0014360, said Register's Office.

This is improved property known as **1405 Cedarway Ln, Nashville, TN 37211-7414.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of February, 2016.

Robert R. Patin
Robert R. Patin

By: Kerry Marx
Kerry A. Marx, Attorney-in-Fact

Mary Patin
Mary Patin

By: Kerry Marx
Kerry A. Marx, Attorney-in-Fact

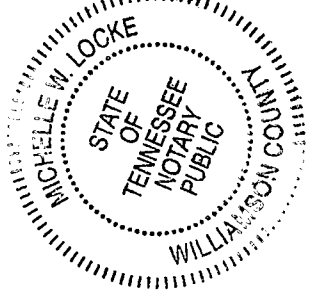
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kerry A. Marx,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Robert R. Patin and Mary Patin for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for Robert R. Patin and Mary Patin and is authorized by them to execute this instrument on their behalf.

This the 11th day of February, 2016.

Michelle W Locke
Notary Public

My Commission Expires: 10/2/17



SolomonParks File No. 5016016