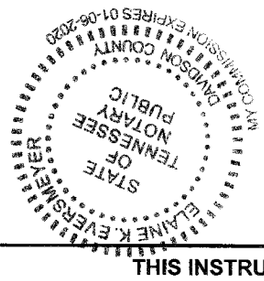
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Calen Cussimanio	CMG Mortgage, Inc.	083-06-0-366-00
(NAME)	(NAME)	
513 N 17th Street	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/02/16 09:50 3 pgs
Fees:18.00 Taxes:1242.83
20160302-0019773

For and 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, Melanie Collett f/k/a Melanie Strang and Jeffrey Collett, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Calen Cussimanio, an unmarried man, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Southwest part of Lot No. 5 on the Plan of W. L. Horn's Spout Spring Addition, of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by W. B. Southgate, January 8, 1927, as follows:

Beginning on the Easterly margin of North 17th Street, formerly Hughes Street, at the Northwest corner of Lot No. 6 on said plan being 305.0 feet South of the Southerly margin of Eastland Avenue, and running thence with the line between Lots 5 and 6, Eastwardly 111.0 feet; thence Northwardly and parallel with North 17th Street, 45.0 feet; thence Westwardly 111.0 feet to the Easterly margin of said Street; thence with the Easterly margin of said Street, Southwardly 45.0 feet to the beginning.

Being the same property conveyed to Melanie Strang, unmarried by Warranty Deed from Dennis Flavin, and wife Lisa Flavin, of record in Instrument No. 20090622-0058146 Register's Office for Davidson County, Tennessee, dated June 19, 2009 and recorded on June 22, 2009.

Jeff Collett, spouse of the above named Melanie Collett, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ☐

This is improved ☑ property, known as 513 N 17th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 29th day of February, 2016.

Melanie Collett f/k/a Melanie Strang

Jeffery Collett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 29th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melanie Collett and Jeffery Collett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-13-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).