Davidson County	DEEDWARR
Recvd: 03/15/16 12:14	2 pgs
Fees:13.00 Taxes:629.00	
20160315-0024513	

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2016.

Notary Public
My commission expires: 3-25-18

02-1602-49781 160829

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Andrew Benjamin Clark	CMG Mortgage	148-05-0-014.00
322 Leopole Road	3160 Crow Canyon Road, Ste 400	
Nashville TN 37211	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rene Ferreira, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew Benjamin Clark, unmarried**, hereinafter called the Grantees, their successors 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 the northerly part of Lot No. 82 (65) on the Plan of Hillbrook, Section III, of record in Book 3300, Page 84, as amended in Book 3881, Page 544, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said Lot No. 82 fronts 69 feet on the easterly side of Leopole Road and extends back 173.1 feet on the northerly line and 166 feet, more or less, on the southerly line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Rene Ferreira, a married woman by deed from Dina R. Capitani and Joseph T. McGrath, dated July 16, 2009, recorded July 20, 2009, of record in Instrument No. 20090720-0067784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Marlon D. Oliveira Ferreira, husband of Rene Ferreira, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

This property is improved property known as 322 Leopole Road, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 12 day of March, 2016.

Rene Ferreira

Marlon D. Oliveira Ferreira

STATE OF COLORADO
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rene Ferreira and Marlon D. Oliveira Ferreira**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Office, this 12 day of March, 2016.

Teresa M. Brown
Notary Public

My Commission expires:

TERESA M BROWN
Notary Public
State of Colorado
Notary ID 20134028160
My Commission Expires Apr 26, 2017

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018