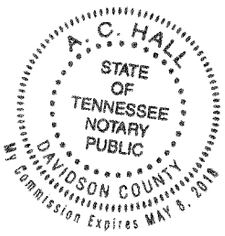
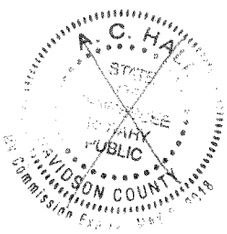
| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 03/17/16 14:15 | 2 pgs |
| Fees:13.00 Taxes:773.30 | |
| 20160317-0025473 | |

## WARRANTY DEED




STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2016.

A C Hall
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Crystal Ann Davis | Cmg Mortgage dba Cmg Financial | 091-04-0 046.00 |
| (NAME) 1038 40th Ave. N. | (NAME) 3160 Crow Canyon Rd Ste 400 | |
| (ADDRESS) Nashville TN 37209 | (ADDRESS) San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Brad H. Dodge, a single man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crystal Ann Davis, an unmarried woman 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. 4 ON THE PLAN OF SUBDIVISION OF LOT NOS. 25 AND 26 OF THE COUNTY LANDS, OF RECORD IN PLAT BOOK 161, PAGE 169, IN THE REIGSTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 4 FRONTS 50 FEET ON THE EASTERLY SIDE OF 40TH AVENUE NORTH, FORMERLY CLIFTON AVENUE AND RUNS BETWEEN PARALLEL LINES 125 FEET TO AN ALLEY

BEING THE SAME PROPERTY CONVEYED TO BRAD H. DODGE BY WARRANTY DEED FROM COUNTRY CLUB INVESTORS, LLC, DATED FEBRUARY 27, 2015, OF RECORD IN INSTRUMENT NO. 20150227-0016978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROEPRTY CONVEYED TO COUNTRY CLUB INVESTORS, LLC BY DEED FROM JOHN H. OTEY, III OF RECORD IN INSTRUMENT NO. 20131028-0111683 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 24, 2013 AND RECORDED ON OCTOBER 28, 2013.

THIS IS IMPROVED PROPERTY KNOWN AS 1038 40TH AVENUE NORTH, NASHVILLE, TN 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | 1038 40th Ave. N. Nashville TN 37209 | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | (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 03/16/16.

Brad H. Dodge

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brad H. Dodge with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/16/16.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

Notary Public

My Commission Expires: _____

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
My Commission Expires 4-24-2018

Shelly M Smith

Commission Expires
4-24-2018