RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0451-2948

Davidson County DEEDWARR
Recvd: 05/02/16 13:46 3 pgs
Fees:18.00 Taxes:1202.13
20160502-0042787

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Carolyn Holmes
Affiant

Subscribed and sworn to before me, this 28th day of April, 2016.

Sasha Knowles
Notary Public

My commission expires: 7/11/17

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY My Commission Expires 07-11-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Linda Blanco	CMG Mortgage Inc. DBA CMG Financial	**043040A00400CO**
619 Keeton Avenue	3160 Crow Canyon Rd. Suite 400	
Old Hickory, TN 37138	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Murray, Russell & Associates Builders, LLC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda Blanco, an unmarried woman

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:

Land in Davidson County, Tennessee, being all Lot 4 on the Final Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument No. 200607280091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Murray, Russell, & Associates Builders, LLC, from River Landing Development, LLC, by Quitclaim Deed dated June 2, 2015 of record in Instrument No. 20150618-0058035, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 619 Keeton Avenue, Old Hickory, TN 37138.

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 in 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 my/our hand(s) this 28th day of April, 2016.

Murray, Russell & Associates Builders, LLC

Robert L Russell President

By: Robert L. Russell
Its: President

Kathryn E Russell, Secretary, Treasurer

By: Kathryn E. Russell
Its: Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Robert L. Russell and Kathryn E. Russell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they is President and Secretary/Treasurer of Murray, Russell and Associates Builders, LLC and that he/she/they is authorized by Murray, Russell and Associates Builders, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of April, 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed 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.

Carol M. Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

