BILL GARRETT, Davidson County
Trans:T20160055397 DEEDWARR
Recvd: 06/29/16 10:43 2 pgs
Fees:13.00 Taxes:999.00
20160629-0066298

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $270,000.00.

Tammy Mellard
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of June, 2016.

Melissa Heavener
NOTARY PUBLIC

My commission expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jonathan C. Sei	Quicken Loans	09805001900
(NAME)	(NAME)	
4016 Port Jamaica Court	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Detroit, MI 48226	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **C.L.E.V., LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan C. Sei, a single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Lake Park Subdivision, Section III, of record in Book 4660, Page 90, Register's Office for Davoidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C.L.E.V., LLC by deed from Ronald L. Clevenger and wife, Carol Clevenger, of record in Instrument No. 20101013-0081876, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 4016 Port Jamaica Court, Nashville, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of June, 2016.

C.LE.V., LLC

BY: Carol M Clevenger Ronald Clevenger

Carol Clevenger, Member and Ronald Clevenger, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Carol Clevenger,* whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Members (or other officer authorized to execute the instrument) of C.L.E.V., LLC, the within named bargainor, a limited liability company, and that as such Members executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Members of said LLC. *ROnald Clevenger

Witness my hand and official seal, at office, on this the 25th day of ~~April,~~ June MO 2016.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122