WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

O-CRE-16-04445-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Neal Moore	CMG Mortgage	
(NAME)	(NAME)	**165-13-0A-033.00-CO**
4445 Stoneview Drive	3160 Crow Canyon Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1695	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA MAY WOOD, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER NEAL MOORE, MARRIED,** ** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

** and Husband Michael I Moore

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Section Five, Peppertree Forest, a Portion of Peppertree, Phase I, P.U.D. of record in Plat Book 7900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cynthia May Wood, (formerly known as "Cynthia M. Darnell") by Quitclaim deed from William Stanley Darnell of record in Instrument No. 20010821-0089933 Register's Office for Davidson County, Tennessee, dated August 21, 2001 and recorded on August 21, 2001.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162, Register's Office for Davidson County, Tennessee;
- HOA By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee;
- HOA Charter of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee;
- Easement of record in Book 8287, Page 31, Book 8855, Page 555, Book 8855, Page 559, Book 8287, Page 54, Book 8855, Page 616 and Book 8855, Page 621, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of record in Book 9988, Page 959 and Book 9988, Page 955, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4445 Stoneview Drive , Antioch, Tennessee 37013-1695**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160056618 DEEDWARR
Recvd: 07/01/16 15:18 2 pgs
Fees:13.00 Taxes:562.40
20160701-0067999

Witness my/our hand(s) this the 30th DAY OF JUNE, 2016.

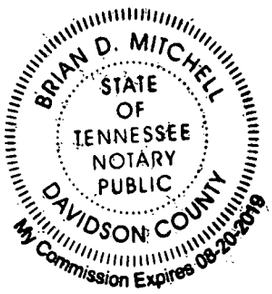
Cynthia May Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA MAY WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212