BILL GARRETT, Davidson County
Trans:T20160063945 DEEDWARR
Recvd: 07/25/16 15:37 2 pgs
Fees:13.00 Taxes:851.00
20160725-0076532

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

MAR16-1506

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Marie Chandler	CMG MORTGAGE, INC.	
1506 Litton Avenue	(NAME) 3160 CROW CANYON RD. #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3934	SAN RAMON, CA 94583	07211032500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK A. MINELLI AND EMILY S. MINELLI, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE MARIE CHANDLER, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 12 on the Plan of Hal Harding Land, of record in Plat Book 843, Page 47, 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 Mark A. Minelli and Emily S. Minelli, husband and wife by Warranty Deed from Mina Guirguis and Szilvia Patkos, husband and wife, of record in Instrument No. 20130401-0031803, Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 1, 2013, and as corrected by Scrivener's Affidavit of record in Instrument No. 20130503-0044758, said Register's Office.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 843, Page 47, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1506 Litton Avenue , Nashville, Tennessee 37216-3934
(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 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.

Witness my/our hand(s) this 21st day of July, 2016.

Mark A. Minelli

Emily S. Minelli

STATE OF Tennessee
COUNTY OF Davidson

On this the 7 day of July, 2016, before me personally appeared Mark A. Minelli and Emily S. Minelli, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 day of July, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959