Davidson County DEEDWARR
Recvd: 07/29/16 11:24 3 pgs
Fees:18.00 Taxes:481.00
20160729-0078349

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2016.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CMG Investments, LLC	**NEW OWNERS**	**05015007900**
269 Largo Drive		
Nashville, TN 37211		

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,

Janice M. Marlowe and Faye Mumphrey Greene and Kenneth Mumphrey, as joint tenants with right of survivorship

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

CMG Investments, LLC

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 Lot No. 228 on the Plan of Parkwood Estates, Section 2 as of record in Plat Book 3300, page 5, amended on Plat Book 3281, pages 534-536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marion L. Hayden and Mary E. Bender, as tenants in common, from James A. Walker and wife, Patricia I. Walker, by Warranty Deed dated October 2, 1978, of record in Book 5346, page 585, Register's Office for Davidson County, Tennessee. Mary E. Bender died intestate April 13, 1994, leaving Dorothy Mumphrey as her sole heir at law. Marion L. Hayden conveyed his one-half undivided interest in aforementioned property to Dorothy Mumphrey by Quitclaim Deeds dated March 5, 1998, of record in Book 10829, page 803, and November 28, 2003, of record in Instrument No. 20050120-0007329, Register's Office for Davidson County, Tennessee. Dorothy Mumphrey died intestate March 20, 2014, leaving Janice M. Marlowe, Faye Mumphrey Greene and Kenneth Mumphrey her sole heirs at law. Janice M. Marlowe, Faye Mumphrey Greene and Kenneth Mumphrey conveyed their interest to Janice M. Marlowe, Faye Mumphrey Greene, and Kenneth Mumphrey, as joint tenants with right of survivorship, by Quitclaim Deed dated October 23, 2015, of record in Instrument No. 20151026-0108627,. Affidavit of heirship dated July 15, 2016 and recorded in Instrument Number 20160729-0078344, 20160729-0078345, 20160729-0078346, 20160729-0078347, 20160729-0078348, 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 3230 Moorewood Drive, Nashville, TN 37207.

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 15th day of July, 2016.

Janice M. Marlowe

Faye Mumphrey Greene

Kenneth Mumphrey

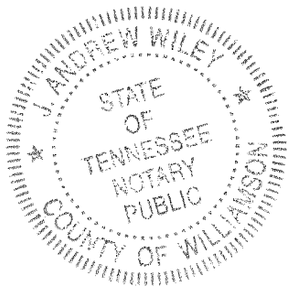
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Janice M. Marlowe and Faye Mumphrey Greene, and Kenneth Mumphrey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

My Commission Expires: 12/27/17



True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

