STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of August, 2016.

NOTARY PUBLIC

My commission expires: 2-22-20

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY 22 COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/31/16 13:50 3 pgs
Fees:18.00 Taxes:703.00
20160831-0091471

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gary M. Wisniewski	CMG Mortgage, Inc.	08700006400
(NAME)	(NAME)	
4271 Central Pike	3160 Crow Canyon Road #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	

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 **John Wilson Davenport, Jr., married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gary M. Wisniewski, a married 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:

A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY TAMMY AND KEITH CARTER (INST. 200611010135448), ON THE EAST BY THE WISE GROUP (INST. 201105231139462), ROBERT FOSTER ET UX (D.B. 3577, PG. 139) AND GARY WISNIEWSKI (INST. 200201290012271), ON THE SOUTH BY THE NORTHERLY MARGIN OF CENTRAL PIKE, AND ON THE WEST BY CHRISTY WELLBORN ET AL (INST. 201507100067333), KLB PROPERTIES, LLC (INST. 201108020059377) AND THE MARGE BARHAM TRUST (INST. 200210150126487). PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY MARGIN OF CENTRAL PIKE, THE SOUTHEAST CORNER OF WELLBORN ET AL, THENCE WITH THE EASTERLY LINES OF WELLBORN, KLB PROPERTIES, AND THE BARHAM TRUST, WITH AN OLD FENCE, N24°30'41"W, A DISTANCE OF 1110.17' TO AN EXISTING IRON PIPE AT A FENCE CORNER, AN ANGLE POINT IN THE SOUTHERLY LINE OF CARTER: THENCE WITH SAID SOUTHERLY LINE AND A FENCE, N66°04'46"E, A DISTANCE OF 408.72' TO A FENCE CORNER POST AT THE SOUTHEAST CORNER OF CARTER, A POINT IN THE WESTERLY LINE OF THE WISE GROUP ; THENCE WITH THE WESTERLY LINE OF THE WISE GROUP AND A FENCE, S25°02'04"E, A DISTANCE OF 525.77' TO AN IRON PIN SET AT A FENCE CORNER POST (14" CEDAR) AT THE NORTHEAST CORNER OF FOSTER; THENCE, WITH THE NORTHERLY LINE OF FOSTER, S61°48'54"W, A DISTANCE OF 149.94' TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF FOSTER, THE NORTHEAST CORNER OF WISNIEWSKI; THENCE, WITH THE NORTHERLY LINE OF WISNIEWSKI, S60°57'45"W, A DISTANCE OF 73.91' TO AN IRON PIN FOUND AT A FENCE CORNER POST, THE NORTHWEST CORNER OF WISNIEWSKI; THENCE, S24°33'56"E, A DISTANCE OF 458.83' TO AN IRON PIN FOUND AT A CORNER POST OF A CHAIN LINK FENCE AT THE NORTHEAST CORNER OF WISNIEWSKI (TRACT NO. I OF INST. 200201290012271; THENCE, WITH

THE NORTHERLY LINE OF TRACT I, S60°57'28"W, A DISTANCE OF 64.96' TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF TRACT I; THENCE, WITH THE WESTERLY LINE OF TRACT I, S25°05'41"E, A DISTANCE OF 91.91' TO AN IRON PIN FOUND IN THE NORTHERLY MARGIN OF CENTRAL PIKE; THENCE, WITH SAID MARGIN, S61°28'40"W, A DISTANCE OF 127.11' TO THE POINT OF BEGINNING, HAVING AN AREA OF 7.390 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN WILSON DAVENPORT, JR., MARRIED BY QUIT CLAIM DEED FROM BETTY S. DAVENPORT, MARRIED OF RECORD IN INSTRUMENT NO. 201011030088007, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This property is __unimproved _X_improved property known as: 4271 Central Pike, Hermitage, 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 31st day of August, 2016.

John Wilson Davenport

John Wilson Davenport, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 31st day of August, 2016.

Celia Stewart Rouse

Notary Public
My Commission Expires: 2/1/2016

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY