WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103587 DEEDWARR
Recvd: 11/23/16 09:26 2 pgs
Fees:13.00 Taxes:1006.40
20161123-0123591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-2018 (AFFIX SEAL)

R-VRES-16-256-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)
Jean Renelien and Kenesha Washington	**CMG Mortgage, Inc. dba CMG Financial**	
(NAME)	(NAME)	**182-01-0-A-124.00CO**
256 Sundown Drive	**3160 Crow Canyon Rd**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **CORI D. VALLENTINE, UNMARRIED, AND KRISTINA M. KOLODZIEJSKI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEAN RENELIEN AND KENESHA WASHINGTON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Phase Two, Sunset Hills, Cluster Lot Subdivision-Major Subdivision, of record in Plat at Instrument No. 20100222-0013295, 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 Cori D. Vallentine, unmarried and Kristina M. Kolodziejski, unmarried, as tenants in common with the right of survivorship by Warranty Deed from James R. Hilderbrand , as sole heir of the estate of Nell E. Hilderbrand, of record in Instrument No. 20150602-0051369, Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 02, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record as Instrument Number 20100222-0013295, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Sunset Hills with By-Laws appended thereto, of record in Instrument Number 20070605-0067129 and amended in Instrument No. 20110203-0009586; Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowner's Association, Inc. of record in Instrument Number 2070605-0067128, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Sunset Hills Homeowners Association, Inc., of record as Instrument Number 20100225-0014274, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5894, Page 186 and Book 5388, Page 713, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and in Instrument Number 20071010-0120325, in the Register's Office for Davidson County, Tennessee.
- Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048 and in Instrument Number 20080805-0080303, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **256 Sundown Drive, Antioch, Tennessee 37013**.

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 the 22nd DAY OF NOVEMBER, 2016.

Cori D. Vallentine by John Gleaves as Attorney in Fact

Kristina M. Kolodziejski by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORI D. VALLENTINE AND KRISTINA M. KOLODZIEJSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said CORI D. VALLENTINE AND KRISTINA M. KOLODZIEJSKI.

Witness my hand and official seal, this the 22nd of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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