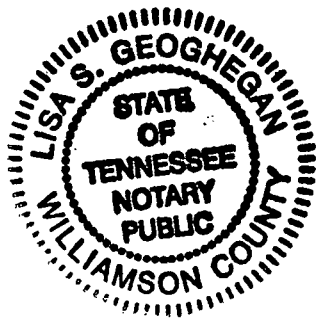
BILL GARRETT, Davidson County
Trans:T20170012890 DEEDWARR
Recvd: 02/13/17 09:46 2 pgs
Fees:13.00 Taxes:821.40
20170213-0014582

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $222,000.00. ✓ Affiant Subscribed and sworn to before me, this 10th day of February, 2017. Notary Public My commission expires: 9-20-2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Steve Munoz	CMG Financial	**062-02-0B-077.00-CO**
2836 Paddle Wheel Drive	3160 Crow Canyon Rd #400	
Nashville, TN 37214	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nadine Wondem, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Steve A. Munoz, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 238 on the Final Plat of Abbington Park, Phase One - Section Two of record as Instrument No. 20031006-0146904, 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 Nadine Wondem, a married woman by Warranty Deed from Austin Pernell and Jessica Pernell, husband and wife, of record as Instrument No. 20150602-0050810 Register's Office for Davidson County, Tennessee, dated May 29.

This property is not the grantor's residence nor the residence of grantor's spouse.

This is improved property known as 2836 Paddle Wheel Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract of parcel of land; together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Final Plat of Abbington Park, Phase One – Section Two, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of February, 2017.

Nadine Wondem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nadine Wondem, the 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 10th day of February, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 817010

Vanderpool and Pearman
156 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800