WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-CML-17-1013

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)
Evan O. Gaines	**Peoples Home Equity**	
(NAME)	(NAME)	**083-01-0-453.00**
1013 Granada Court	**5205 Maryland Way, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(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, **CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN O. GAINES, AN UNMARRIED MAN,** 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. 13 on the Plan of Lots 10 thru 13 Granada Place of record in Plat Book 6200, Page 514, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 145.03 feet on the Northwesterly curve of Granada Court and extends back 66.60 feet on the Westerly line and 75.72 feet on the Northerly line to a dead line in the rear, measuring 30.40 feet thereon.

Being the same property conveyed to Granada GP by Warranty Deed from Jeffrey D. Wilkerson of record in Instrument No. 20121130-0110138, Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on November 30, 2012. Further, being the same property conveyed to CML Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Granada, GP, a Tennessee General Partnership of record in Instrument No. 20161017-0109357 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 17, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 514, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3252, Page 25, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1013 Granada Court , Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20170028209 DEEDWARR
Recvd: 04/04/17 10:01 2 pgs
Fees:13.00 Taxes:887.63

20170404-0032676

Witness my/our hand(s) this the 31 DAY OF MARCH, 2017.

CML Properties, LLC, a Tennessee Limited Liability Company

BY _____
Holly P. Neumaier
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly Neumaier, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be a Member of CML Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my ~~hand~~ and official seal, this the 24th day of March, 2017.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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