BILL GARRETT, Davidson County
Trans: T20170050786 DEEDWARR
Recvd: 06/14/17 11:11 2 pgs
Fees: 13.00 Taxes: 758.50
20170614-0059682

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$205,000.00** (Two Hundred Five Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of May, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9/22/2017

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sonya Merrell and Marcelino Lopez 634 Kingsway Court Old Hickory, TN 37138	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Rd, Ste. 400 San Ramon, CA 94583	05316017700

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **JEFFREY A. CLARK AND LAUREN CLARK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SONYA MERRELL, UNMARRIED AND MARCELINO LOPEZ, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 46 on the Plan of King Court, Section Three, of record in Plat Book 7900, Page 958, amended in Book 9705, Page 872, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffery A. Clark and Lauren Clark, husband and wife, by deed from Deutsche Bank Trust Company Americas, as Trustee, for certificate holders of Bear Stearns Asset Backed Securities, Inc., Asset Backed Certificates, 2006-QS17, dated May 5, 2009 and recorded June 2, 2009, in Instrument No. 20090602-0050611, Register's Office for Davidson County, Tennessee.

Being also known as 634 Kingsway Drive, Old Hickory, TN 37138

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **634 KINGSWAY COURT** **OLD HICKORY, TN 37138**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2017054565

WITNESS, this 31st day of May, 2017

Jeffrey A. Clark

Lauren Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of May, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey A. Clark and Lauren Clark** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 31st day of May, 2017.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____