WARRANTY DEED

Bill Garrett Davidson County
Batch# 73757 **DEEDWARR**
03/27/2018 12:37:36 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180327-0028615

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MARCH, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4383N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher Ulumenfo and Fatima Ulumnefo	CMG Mortgage	149-07-0B-011.00-CO
5161 Pebble Creek Dr	3160 Crow Canyon Rd	Ste 400
Nashville, TN 37013	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KEROLS M. KEROLS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER ULUMENFO AND FATIMA ULUMNEFO, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Phase One, Canyon Ridge Subdivision of record in Plat at Instrument No. 20031006-0146727, amending the P.U.D. Boundary Plat for Canyon Ridge of record in Plat Book 9700, page 805, both 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 Juan Olano by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York as Trustee (CWLT 2005-20CB), by its Attorney in Fact Bayview Loan Servicing, LLC of record in Instrument No. 20150330-0027056 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 30, 2015. (Value of consideration shown in aforementioned deed $124,995.00.)

Being the same property conveyed to JGL Investments LLC by Quitclaim deed from Juan Olano of record in Instrument No. 20150709-0066948 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on July 09, 2015 and Affidavit of Scrivener' s Error recorded on August 24, 2015, of record in Instrument No. 20150824-0085424. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Kerols M. Kerols, a single man by Warranty deed from JGL Investments, LLC of record in Instrument No. 20160914-0096875 Register's Office for Davidson County, Tennessee, dated September 10, 2016 and recorded on September 14, 2016. (Value of consideration shown in aforementioned deed $199,900.00.) Being also known as 5161 Pebble Creek Dr Nashville, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5161 Pebble Creek Dr, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 8th day of March, 2018.

Kerols M. Kerols

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KEROLS M. KEROLS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2018.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 18-4383N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027