Karen Y Johnson Davidson County
Batch# 176295 DEEDWARR
12/20/2018 09:30:30 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20181220-0123797

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of December, 2018

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Almyr R. Clemmer	CMG Mortgage, Inc.	070-13-0-104.00
2128 Cliff Drive	3160 Crow Canyon Road Suite 400	
Nashville, TN 37218	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christina Teeple, unmarried (fka Christina Dunham)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Almyr R. Clemmer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 13th Former 23rd District of Davidson County, TN, described as follows: Beginning at a point in the easterly margin of Cliff Drive which point of beginning being 1405 feet north from the center of Bridge Ave or Hydes Ferry Pike and said Cliff Drive; thence easterly with a line, this deed will create, which will be the northerly line of the real estate owned by Tom Resha and wife, Louise Jones Resha, by deed dated 4/13/45 and being the southerly line of the lot herein conveyed; thence with the said line or point of beginning and easterly 275 feet more or less to the low water mark and with said river northerly 60 feet to a point and intersection the southerly line of real estate owned by C.E. Deaver; thence with said Deaver southerly line and westerly 275 feet, more or less to the east margin of Cliff Drive; thence with the same and southerly 60 feet to the place of beginning.

Being the same property conveyed to Christina Dunham, from US Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by deed on May 12, 2014, of record in Instrument Number 20140530-0046388, Register's Office for Davidson County, Tennessee.

Christina Dunham, n/k/a Chrsitina Teeple.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as: **2128 Cliff Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 19, 2018.

Christina Teeple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christina Teeple** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY