**BOX 10-B**

Karen Y Johnson Davidson County
Batch# 180117 **DEEDWARR**
01/03/2019 11:35:40 AM 2 pgs
Fees: $13.00 Taxes: $625.30

20190103-0000732

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **TIMBRE HEIDI CIERPKE, ET AL** | **MOVEMENT MORTGAGE, LLC** | **050-13-0-056.00** |
| (NAME) **3132 EWINGWOOD DRIVE** | (NAME) **8024 CALVIN HALL ROAD** | |
| (ADDRESS) **NASHVILLE, TN 37207** | (ADDRESS) **INDIAN LAND, SC 29707** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *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, **WE, CNK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMBRE HEIDI CIERPKE, A SINGLE WOMAN, AND TIMOTHY HELMUT CIERPKE, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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. 57 on the Plan of Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CNK, LLC, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20140122-0005835, dated January 21, 2014, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4175, Page 142; Restrictive Covenants contained in instrument of record in Book 4447, Page 108 and Book 4447, Page 594; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **3132 EWINGWOOD DRIVE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 31st day of December, 2018.

**CNK, LLC**

**By: James J. Stevens, Member**

**STATE OF ~~TENNESSEE~~ FLORIDA**
**COUNTY OF ~~ORANGE~~ Orange**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James J. Stevens,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of **CNK, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **CNK, LLC,** by himself as such Member.

Witness my hand and official seal at office this 31st day of December, 2018.

My commission expires: 10/2/2022

Notary Public

CHERYL R MATCHETT
Commission # GG 264214
Expires October 2, 2022
Bonded Thru Budget Notary Services