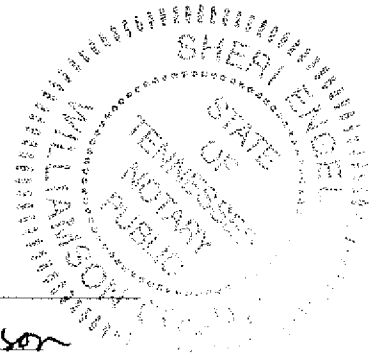
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5145



Karen Johnson Davidson County
Batch# 293558 DEEDWARR
10/01/2019 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $769.60
20191001-0099576

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $208,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2019

Notary Public
My Commission Expires: January 5, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alejandro G. Medina, Annabell Medina, and Alejandro Medina, III 413 Cedarcliff Road Nashville, TN 37013	Same as New owner CMG Mortgage, INC. DBA CMG Financial 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	150-05-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Sonda Leonard, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alejandro Medina, III, an unmarried man and Annabell Medina and Alejandro G. Medina, wife and husband, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantee(s), his/her/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. 193 on the Plan of Section 4, Cherry Hills of record in Plat Book 4460, Page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 193 fronts 80.0 feet on the westerly side of Cedar Cliff Road, and extends back, 142.35 feet on the southerly line and 138.83 feet on the northerly line to a dead line, measuring 80.08 feet thereon.

Being the same property conveyed to Sonda Leonard, unmarried by Warranty deed from Kenneth Scott Jackson, unmarried and Ashley R. Yeik, unmarried of record in Instrument No. 20140701-0057632 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 01, 2014.

This is ☒ improved or ☐ unimproved property located at: **413 Cedarcliff Road, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

GRANTOR:

Sonda Leonard

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sonda Leonard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY