THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426258

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2020.

Notary Public
My Commission Expires: 12.12.20

AMANDA MINOR NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 393653 DEEDWARR
04/30/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200430-0045153

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Suzanne Smith and Jebediah Lewis Grant Peavler 3516 Moorewood Drive Nashville TN 37207	~~New Owner~~ Everett Financial, Inc d/b/a Supreme Lending 14801 Quorum Dr Ste. 300 Dallas, Tx 75254	Tax Parcel ID No. 050-07-0-009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CMRTR Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Suzanne Smith and Jebediah Lewis Grant Peavler, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Four, Village by the Creek of record in Plat Book 6250, Page 89, 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 Cmrtr Holdings, LLC, a Tennessee limited liability company by Warranty deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20191216-0129069 Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 16, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6394, Page 91, in the Register's Office for Davidson County, Tennessee.

Conveyance of water mains of record in Book 6471, Page 152, in the Register's Office for Davidson County, Tennessee.

Gasline easement of record in Book 3492, Page 507, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3516 Moorewood Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of April, 2020.

CMRTR Holdings, LLC,

BY: _____
Colby R. Rasmus, Sole Member

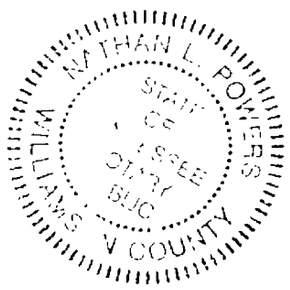
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Colby R. Rasmus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member (or other officer authorized to execute the instrument) of CMRTR Holdings, LLC, A Tennessee Limited Liability Company., the within named bargainor(s), and that he/she as such authorized Sole Member(s) has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself as such aforesaid authorized Sole Member.

Witness my hand, at office, this 24th day of April, 2020.

_____
Notary Public

My Commission Expires: 01/17/21



Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

