WARRANTY DEED

Karen Johnson Davidson County
Batch# 409923 **DEEDWARR**
06/04/2020 08:10:26 AM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20200604-0057312

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.20.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 20-Cd-332

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Wayne Dukes & Juana Lopez Dukes	CMG Mortgage, Inc	058100B01100CO
(NAME) 3101 Carrington Ct	dba CMG (NAME) Financial 3160 Crow Canyon Rd. Ste. 400	
(ADDRESS) Nashville, TN 37218	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($344,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CIP, LLC, CARRINGTON SERIES, A DELAWARE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD WAYNE DUKES, AND JUANA LOPEZ DUKES, HUSBAND AND WIFE, 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:

Being Lot No. 80 on the Final Subdivision Plat, Phase One, Carrington Place, a Cluster Lot Subdivision of record in Instrument No. 200703200033562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to CIP, LLC Carrington Series, a Delaware limited liability company, by Quitclaim Deed from Randall B. Smith and Corey W. Craig, dated November 30, 2018, recorded December 5, 2018, of record in Instrument No. 20181205-0118704, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Randall B. Smith and Corey W. Craig, by

Quitclaim Deed from Lloyd H. Craig, dated December 1, 2014, recorded December 9, 2014, of record in Instrument No. 20141209-0112470, Register's Office for Davidson County, Tennessee.

Also previously being part of the same property conveyed to Corey Craig, Lloyd H. Craig and Randall B. Smith, as tenants in common with rights of survivorship, by Warranty Deed from Robert Jerry Harper, Stephen Carter Harper, Gloria Faye Harper Boyles, William Ronald Carrington and Delores Elaine Carrington Bolling, dated March 27, 2006, recorded March 31, 2006, of record in Instrument No. 20060331-0036890, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3101 Carrington Ct, Nashville, TN 37218
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 13 day of May, 2020.

CIP, LLC

BY: _____
Corey Craig
Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared Corey Craig with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of CIP, LLC the within named bargainor, a limited liability company and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Manager

Witness my hand and official seal at Franklin, Tennessee this 13 day of May, 2020.

Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public