File No. 131202

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140006719 DEEDWARR
Recvd: 01/29/14 12:52 2 pgs
Fees:13.00 Taxes:458.43
20140129-0008140

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Dixon	CMG Mortgage, Inc.	053-06-0B-147.00
(NAME)	(NAME)	
2047 Waterford Drive	3160 Crow Canyon Rd., #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Sandra D. Strickland, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Dixon, unmarried, 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. 146 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Sandra D. Strickland, a single person, by Warranty Deed from J & M Homebuilders, Inc., a Tennessee Corporation, dated 4/3/95 and recorded 4/5/95 in Book 9637, Page 302; and re-recorded on 4/17/95 to correct property address in Book 9645, Page 290, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 7463, Page 294; Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216, as restated in Book 8699, Page 462, supplemented in Book 9432, Page 988 and amended in Book 9530, Page 185; By-Laws of record in Book 8715, Page 583, as amended in Instrument Number 20090309-0020515; HOA Charter in Book 8711, Page 701; Conveyance of Common Areas in Book 9752, Page 82; and all existing easements and all other matters shown on plat of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2047 Waterford Drive, Old Hickory, TN 37138

(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

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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 16th day of January, 2014.

Sandra D Strickland

Sandra D. Strickland

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra D. Strickland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2014.

Commission expires:

Rebecca Campbell

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016