File No. 140271

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033063 DEEDWARR
Recvd: 05/13/14 11:02 2 pgs
Fees:13.00 Taxes:488.40
20140513-0040844

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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
Timothy Joshua Deaux	CMG Mortgage, Inc.	041-11-0-036.00
(NAME)	(NAME)	
3933 Banbury Dr.	3160 Crow Canyon Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, Lilyan Woolery, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Joshua Deaux, a single man, 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. 435 on the Plan of Bellshire Estates, Section B, a plat of which appears of record in Book 2331, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 435 fronts 107 feet on the southeasterly side of Banbury Drive and extends back 323.6 feet on the northeasterly line and 283.6 feet on the southwesterly line to a broken line in the rear measuring 195.6 feet thereon.

BEING the same property conveyed to Lilyan Woolery by Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 12/16/13 and recorded 12/26/13 in Instrument Number 20131226-0129620; and the same property previously conveyed to Federal National Mortgage Association by Trustee's Deed from Arnold M. Weiss, Trustee, dated 6/25/13 and recorded 7/3/13 in Instrument Number 20130703-0068694 (pursuant to default on a Deed of Trust executed by Mary C. Leal, single of record in Instrument Number 20030411-0048417); previously conveyed to Mary C. Leal by Warranty Deed from David R. Mooneyhan, Executor and David R. Mooneyhan and Helen T. Tanksley Mooneyhan, being the sole heirs of Louis Henry Mooneyhan, deceased, dated 4/7/03 and recorded 4/11/03 in Instrument Number 20030411-0048416, Register's Office for Davidson County, Tennessee.

Power of Attorney for Federal National Mortgage Association of record in Instrument Number 20081218-0121094, said Register's Office.

Dan Silverman executed this instrument on behalf of Lilyan Woolery pursuant to a Power of Attorney of record in Instrument #20140513-0040843, Register's Office, Davidson County, Tennessee.

File No. 140271

unimproved ☐

This is improved ☒ property, known as 3933 Banbury Dr., 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 8th day of May, 2014.

Lilyan Woolery by Dan S Attorney In Fact

Lilyan Woolery
By: Dan Silverman, Attorney-in-Fact

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 Dan Silverman with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Lilyan Woolery as her Attorney in Fact as the free act and deed of the within named Lilyan Woolery.

Witness my hand and official seal this 8th day of May, 2014.

Commission expires:

Rebecca Campbell

Notary Public

