BILL GARRETT, Davidson County
Trans:T20150024345 DEEDWARR
Recvd: 04/02/15 11:40 2 pgs
Fees:13.00 Taxes:1147.00
20150402-0028763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 310,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL MCNUTT **BRITTANY MCNUTT**	CMG ~~GMC~~ **MORTGAGE INC.**	**181100B03300CO**
7809 OAKFIELD GRV	**3160 CROW CANYON ROAD, STE 400**	
BRENTWOOD, TN 37027	**SAN RAMON, CA 94583**	

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 ACKNOWLEDGE, WE,

JOHN HANCOCK AND HOLLY HANCOCK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL A. MCNUTT and BRITTANY K. MCNUTT, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE PLAT OF CENTEX AT CONCORD, PHASE 2, OF RECORD IN INSTRUMENT NO. 20051011-0122365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOHN HANCOCK, AN UNMARRIED MAN and HOLLY DONOVAN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, DATED 11/28/2006 AND RECORDED ON 11/30/2006 IN INSTRUMENT NUMBER 20061130-0147794, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HOLLY DONOVAN, HAVING SINCE MARRIED JOHN HANCOCK, IS NOW KNOWN AS HOLLY HANCOCK.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years

ALL MATTERS SUBJECT TO PLAN OF RECORD IN PLAT OF RECORD IN INSTRUMENT NO. 20051011-0122365, REGISTER'S OFFICE OF DAVIDSON COUNTY.

EASEMENT TO USA OF RECORD IN BOOK 4424, PAGE 967, SAID REGISTER'S OFFICE.

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN INSTRUMENT NUMBER 20050922-0114218, AMENDED IN INSTRUMENT NUMBER 20061228-0160255,

SUPPLEMENTED IN INSTRUMENT NUMBER 20060328-0035297, INSTRUMENT NUMBER 2006-0501-0049958, INSTRUMENT NUMBER 20070130-0012170, AND IN INSTRUMENT NUMBER 20071129-0138690, SAID REGISTER'S OFFICE.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 7809 OAKFIELD GRV, BRENTWOOD, TN 37027.

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 in 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/our hand(s) this 30th day of March, 2015.

JOHN HANCOCK

HOLLY HANCOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHN HANCOCK and HOLLY HANCOCK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY