398

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15222FA

BILL GARRETT, Davidson County
Trans:T20150030897 DEEDWARR
Recvd: 04/23/15 14:14 2 pgs
Fees:13.00 Taxes:628.63
20150423-0036529

Send Tax Bills To:
CMG Mortgage
3160 Crow Canyon Rd Ste 400
San Ramon, CA 94583

New Owner is:
Megan Downing
4841 Big Horn Drive
Old Hickory, TN 37138

MAP: 065-13-0

PARCEL: 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ashley Ipock, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Megan Downing**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **4841 Big Horn Drive, Old Hickory, TN 37138**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Sherwood Forest, Section 1, of record in Book 4175, Page 153, Register's Office for said County.

Said Lot No. 20 fronts the easterly margin of Big Horn Drive, 78 feet and runs back between lines which measure 249.05 feet on the North side and 248.98 feet on the South side to a dead line in the rear on which it measures 62.83 feet thereon.

BEING the same property conveyed to Ashley Ipock, unmarried, by Warranty Deed from Jeremy Bockman, dated 9/11/12 and recorded 9/18/12 in Instrument No. 20120918-0084798, in the Register's Office of Davidson County, Tennessee.

AI

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14 day of April, 2015.

GRANTOR(S):

ASHLEY IPOCK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ashley Ipock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14 day of April, 2015.

MARGARET R. MAYNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$169,900.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of April, 2015.

NOTARY PUBLIC
My commission expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN