Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of October, 2015.

Brenda R Lehman
Notary Public

Commission Expiration: 3/24/19

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150085018 DEEDWARR
Recvd: 10/06/15 11:27 2 pgs
Fees:13.00 Taxes:684.50
20151006-0101841

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Gwendolyn Moore 1840 Merritt Street Old Hickory, TN 37138	CMG Financial Division CMG Mortgage Inc 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	-053060B13600CO

WARRANTY DEED

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, I, **Jon Christian Lay, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gwendolyn Moore,** 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. 68, on the Plan of Phase 4 B, Waterford, of record in Book 7900, page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julia A. Armes Sullivan, married by deed from Julia A. Armes Sullivan FKA Julia A Armes, married, dated 12/23/2010, recorded 04/14/2011 in Instrument No. 20110414-0028752, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jon Christian Lay, single man by deed from Julia A. Armes Sullivan, married, dated 12/10/2014, recorded 12/11/2015 in Instrument No. 20141211-0113461, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1840 Merritt Street, Old Hickory, TN 37138

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 unemcumbered, 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 2nd day of October, 2015.

Jon Christian Lay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2015, before me personally appeared Jon Christian Lay, unmarried, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 2nd day of October, 2015.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expiration: 11-5-18