WARRANTY DEED

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0451-2852

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS 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
Amanda Lynn Hewson (NAME)	CMG Mortgage dba CMG Financial (NAME)	033-03-0B-131.00 CO
133 Ivy Hill Lane (ADDRESS)	3160 Crow Canyon Rd. Ste400 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/17/16 16:04 3 pgs
Fees:18.00 Taxes:656.75
20160217-0015213

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Aaron L. Read and Amanda L. Read,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Lynn Hewson, a single woman and HER heirs** 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. 121, on the plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236, and as corrected in Instrument No. 20070411-0043542, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Aaron L. Read and wife, Amanda L. Read, by Warranty Deed from Lemuel R. Wilson, Jr. and wife, Tomarro Wilson, dated 12/17/12 and recorded 1/7/13 in Instrument No. 20130107-0001716, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 133 Ivy Hill Lane, Goodlettsville, TN 37072
(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/our hands this 12th day of February, 2016.

Aaron L. Read

Amanda L. Read

State of Tennessee
County of Sumner

Personally appeared before me Aaron L. Read and Amanda L. Read, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 161428

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

