File No. 166044

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160028299 DEEDWARR
Recvd: 04/07/16 10:43 2 pgs
Fees: 13.00 Taxes: 593.48
20160407-0033371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy D Allen	CMG Mortgage, Inc.	086-12-0-105.00
(NAME)	dba CMG Financial (NAME)	
1029 Saddlestone Drive	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **TRACY L ABNEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROY D ALLEN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 12 as shown on the map entitled Rockwood Estates, of record in Instrument Number 20001013-0102078, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tracy L. Abney, an unmarried woman, by Warranty Deed from William Cleveland Waldron and Jim E. Waldron, heirs of Celia Bernice Ketchersid, deceased, and William Cleveland Waldron, Executor of The Estate of Celia Bernice Ketchersid, deceased (Celia Bernice Ketchersid also being known as Celia B. Ketchersid), said Warranty Deed being dated January 9, 2008 and recorded January 14, 2008 in Instrument Number 20080114-0004038, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all matters appearing on the Plan of record in Instrument Number 20001013-0102078, Register's Office for Davidson County, Tennessee; (3) restrictions of record in Instrument Number 20010228-0018556, Register's Office for Davidson County, Tennessee; and, (4) other matters of public record.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved ☐

This is improved ☒ property, known as: 1029 Saddlestone Drive, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, 2016.

Tracy L. Abney

Tracy L Abney

STATE OF GEORGIA

COUNTY OF Douglas

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **TRACY L ABNEY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2016.

Commission expires: June 15, 2016

Melissa A. Camp

Notary Public

MELISSA A. CAMP NOTARY PUBLIC GEORGIA EXPIRES June 15, 2016 DOUGLAS COUNTY