WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048999 DEEDWARR
Recvd: 06/09/16 13:46 2 pgs
Fees:13.00 Taxes:407.00
20160609-0058486

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Catherine Rhea McLean	CMG Mortgage Inc. dba CMG Financial	98 - 5 - 145
(NAME)	(NAME)	
5141 Hunters Point Lane	810 Crescent Centre Drive Ste. 320	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161113

For and 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/we, Lisa M. Whitacre-Wyatt and Johnny Wyatt, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Catherine Rhea McLean and Frederick Scott Worroll, as joint tenants, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 45-A, on the Plan of Zone Lot Division of Lot 45 of Hunter's Point Subdivision, which is of record in Book 5200, Page 736, as amended in Book 6900, Page 97, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Lisa M. Whitacre, a single woman by Warranty Deed from Robert N. Godwin, a single man, dated June 28, 2007 and filed of record in Instrument No. 20070706-0081024, Register's Office for Davidson County, Tennessee.

Lisa M. Whitacre is now known as Lisa Wyatt. Lisa M. Whitacre, Lisa M. Whitacre Wyatt and Lisa Wyatt being one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3814, page 592, Book 3897, page 925, Book 6207, page 609 and Book 6279, page 741, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

The said Johnny Wyatt joins in this conveyance to convey any and all marital interest he may have.

Unimproved ☐

This is improved ☒ property, known as 5141 Hunters Point Lane, Hermitage, TN 37076
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of June, 2016

Lisa M. Whitacre-Wyatt

Johnny Wyatt

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lisa M. Whitacre-Wyatt and Johnny Wyatt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of June, 2016.

Notary Public
My Commission Expires: 2/2017

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY