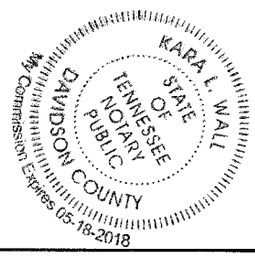
| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 06/16/16 11:01 | 3 pgs |
| Fees:18.00 Taxes:1353.83 | |
| **20160616-0061049** | |

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Justin Bow | CMG Mortgage, Inc. | 061-12-0-001.00 |
| (NAME) | (NAME) | |
| 1135 Eastdale Avenue | 3160 Crow Canyon Road, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and 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, Wayne Williams and Carol Williams, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin Bow and Alyssa Borg, husband and wife, 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. 140 on the Plan of Eastdale Place of record in Plat Book 547, Page (s) 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne Williams and wife, Carol Williams by Warranty Deed from Julia E. Hamilton, a widow of record in Instrument No. 20151210-0124241 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 10, 2015; said property being previously conveyed to Greg Maggart by Warranty Deed from Brenda K. McClearen, a single person of record in Book 9018, page 121, Register's Office for Davidson County, Tennessee, dated July 19, 1993 and recorded on July 19, 1993, the Register's Office of Davidson County, Tennessee. Greg Maggart having since died leaving the property to his wife, Julia E. Hamilton. Affidavit of Heirship recorded in Instrument No. 20011116-0125744, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

unimproved ☐

This is improved ☑ property, known as 1135 Eastdale Avenue, Nashville, TN 37216
(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 our hands this 10th day of June, 2016.

Wayne Williams

Carol Williams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wayne Williams and Carol Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,

JOHN HINTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 01-06-2020

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).