**RETURN TO**
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 6,451-3130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$244,444.00** (Two Hundred Forty Four Thousand Four Hundred Forty Four).

AFFIANT

Subscribed to and sworn before me this 26th day of August, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/31/2020

Holly M Phillips
State of Tennessee Notary Public
Rutherford County

Davidson County DEEDWARR
Recvd: 08/29/16 14:06 3 pgs
Fees:18.00 Taxes:904.44
**20160829-0090260**

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Elizabeth Guastella<br>220 Lexington Way<br>Hermitage, TN 37076 | CMG Mortgage, Inc. dba CMG Financial<br>3160 Crow Canyon Road, Suite 400<br>San Ramon, CA 94583 | 064120C22000CO |

# 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/WE, **PATRICIA A. HURD A/K/A PATRICIA ANN HOWELL-HURD A/K/A PATRICIA ANN HOWELL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELIZABETH GUASTELLA, AN UNMARRIED WOMAN,** 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 Building Envelope 220 on the Plan of Lexington, A Planned Unit Development, Phase 2, of record in Plat Book 6250, Page 341, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Paul Hurd and wife, Patricia A. Hurd by Warranty Deed from Walter Golden and wife, Donna R. Golden, of record in Book 11748, Page 817, dated 11/19/1999, Register's Office for Davidson County, Tennessee, and the interest of Paul Hurd divested from Paul Hurd and reinvested solely in Patricia Ann Howell-Hurd by Divorce Decree of record in Instrument No. 20140711-0061262, filed 07/02/2014 and recorded 07/11/2014, Register's Office for Davidson County, Tennessee.**

**Being also known as 220 Lexington Way, Hermitage, Tennessee 37076.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**220 LEXINGTON WAY**<br>**HERMITAGE, TN 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016084302

**WITNESS,** this 26th day of August, 2016

Patricia Ann Howell

**Patricia Ann Howell**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 26th day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia Ann Howell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of August, 2016.

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

Notary Public

Commission Expires: _____

## CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, 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.

Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: March 18, 2019