WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(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
Erika L. Hastings	CMG Mortgage Inc	156-00-0-056-00
(NAME)	(NAME)	
7929 Highway 100	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Kathryn S. Christensen n/k/a Kathryn K. Moran and Jason Moran, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erika L. Hastings, unmarried woman, 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:

Being in the 9th Civil District of Davidson County and State, being Lot No. 17, Harpeth Heights, Section 5, not of record, described according to survey made by Hal R. Swann, Jr., Surveyor, June 21, 1965, as follows:

Beginning on the Southerly margin of Highway No. 100, at a point 292 feet East of the Northeast corner of the property conveyed to Alvin W. Terrell and Son, Inc., by deed from E.U. Buchi and wife, of record in Book 3882, Page 487, Register's Office for Said County; Thence Southerly 300 feet; Thence Easterly 146 feet; Thence Northerly 300 feet to the Southerly margin of Highway No. 100; Thence with the same, Westerly 146 feet to the beginning.

Being the same property conveyed to Kathryn S. Christensen, unmarried by Warranty Deed from Geneva L. Hatcher, unmarried of record in Instrument No. 20140121-0005477 Register's Office for Davidson County, Tennessee, dated 01/16/2014 and recorded on 01/21/2014.

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.

unimproved ☐

This is improved ☑ property, known as 7929 Highway 100, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans: T20160085692 DEEDWARR
Recvd: 09/29/16 12:45 2 pgs
Fees: 13.00 Taxes: 888.00
20160929-0102766

Witness our hands this 28th day of September, 2016.

Kathryn S. Christensen n/k/a
Kathryn K. Moran

Jason Moran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of September, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathryn S. Christensen and Jason Moran**, 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:
1/6/20

Notary Public,

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

Mail To:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067