WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160107419 DEEDWARR
Recvd: 12/07/16 09:09 2 pgs
Fees:13.00 Taxes:426.06

20161207-0128262

O-KW-16-712-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa Blythe	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**075-16-0-020.00**
712 Mercer Drive	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2339	**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 consideration, the receipt of which is hereby acknowledged, **JOEL B. WALSH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA BLYTHE AND RODMAN BLYTHE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41-B on the Plan of Zone Lot Division of Lots 41, 45, 46 & 75, Meadows of Tulip Grove, Section One of record in Plat Book 5200, Page 612 and as amended in Plat Book 6520, Page 554, 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 Joel B. Walsh, unmarried by Warranty deed from Falenia Runae Lewis f/k/a Falenia R. George and her husband, Moris Wayne Lewis of record in Instrument No. 20060703-0079328 Register's Office for Davidson County, Tennessee, dated June 28, 2006 and recorded on July 03, 2006.

NOTE: HOLLY B. WALSH JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter ,not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 612 and as amended in Plat Book 6250, Page 554, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6231, Page 154 and Book 6291, Page 899, in the Register's Office for Davidson County, Tennessee;
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to the flow of any creeks, streams, or branches across subject property;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Mercer Drive , Hermitage, Tennessee 37076-2339**.

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 the 1st DAY OF DECEMBER, 2016.

Joel B. Walsh

Holly B. Walsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL B. WALSH AND HOLLY B. WALSH, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212