Davidson County DEEDWARR
Recvd: 04/05/17 12:17 2 pgs
Fees:13.00 Taxes:421.80
20170405-0033379

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Renee Jarrett
Affiant

Subscribed and sworn to before me, this 3RD DAY OF APRIL, 2017.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-24-17

(AFFIX SEAL)

ORN-168173

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Aumann, a single man	Cal Tenn Homeloans (NAME)	135 08 0A 847.00
847 Longhunter Court (ADDRESS)	3701 Regent Blvd Ste 180 (ADDRESS)	
Nashville TN 37217 (CITY) (STATE) (ZIP)	Irving TX 75063 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cal-Tenn Financial, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve Aumann, a single man, hereinafter called the Grantees, their heirs 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 ALL OF UNIT NO. 847, ON THE PLAN OF NASHBORO VILLAGE NINETEEN CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 5200, PAGE 80, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CAL-TENN FINANCIAL, LLC BY TRUSTEE'S DEED FROM DANIEL L. WISCHHOF, SUCCESSOR TRUSTEE, OF RECORD BY INSTRUMENT NO. 20170317-0026214, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 847 Longhunter Court, Nashville, TN 37217
(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 my/our hand(s) this 3rd day of April, 2017.

WARRANTY DEED
(Continued)

Cal-Tenn Financial, LLC

BY: _____
Tracy D. McMurtry, President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Tracy D. McMurtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Cal-Tenn Financial, LLC, the within named bargainor, a limited liability company, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the said Tracy D. McMurtry as President.

Witness my hand and official seal, at office, on this the 3rd day of April, 2017.

_____
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY