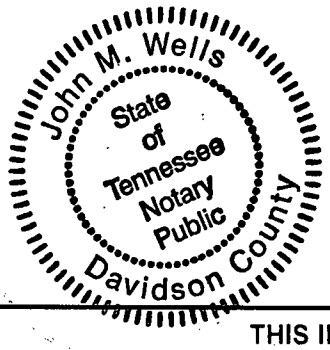
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/16/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan P. Cortner	Wolfe Financial, Inc.	062020B12000CO
(NAME)	(NAME)	
3381 Cain Harbor Drive	191 H NC Highway 42 N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Asheboro, NC 27203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170038810 DEEDWARR
Recvd: 05/08/17 10:26 2 pgs
Fees:13.00 Taxes:950.90
20170508-0045306

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 considerations, the receipt of which is hereby acknowledged, we, **Michael C. Tatum and Jennifer M. Tatum, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jonathan P. Cortner and Rebecca T. Colburn, husband and wife**, hereinafter called the GRANTEE(S), 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. 49, on the Plan of First Amendment, Abbington Park, Phase One - Section Three, of record in Plat as Instrument No. 200407280090230, 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 Michael C. Tatum by Deed from Sys Hanlotxomphou and wife, Jennifer Davis, dated September 24, 2014, of record in Instrument No. 201409240087984, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters as shown on plat of record in Instrument No. 200407280090230; (2) Declarations of Restrictions, Covenants and Conditions in Instrument No. 200007200071648, Instrument No. 200104020031520, By-Laws in Instrument No. 200303030027406; (3) Abbington Park Subdivision Sign Easement in Instrument No. 200406300077518; (4) Charter of Homeowners Association in Instrument No. 200303030027405; (5) Storm Water Detention Agreement in Instrument No. 200301090004246 and Instrument No. 200305080061633, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 3381 Cain Harbor Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-37350
SMG TN Warranty Deed

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), 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), 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 27th day of April, 2017.

Michael C. Tatum

Jennifer M. Tatum

State of Tennessee
County of Davidson

Personally appeared before me Michael C. Tatum and Jennifer M. Tatum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2017.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129