Davidson County DEEDWARR
Recvd: 06/27/17 11:57 3 pgs
Fees:18.00 Taxes:802.86
**20170627-0064629**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1139 NW Broad St Suite 101**
**Murfreesboro, TN 37129**

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $216,990.00.**

**Affiant**

**Subscribed and sworn to before me, this 26th day of June, 2017.**

**Notary Public**
**My commission expires:**

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

**13-1705-132853**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| April J. Clark | CMG Mortgage | 097-02-0-A-404.00 |
| 2021 Hickory Brook Drive | 810 Crescent Centre Drive, Suite 320 | |
| Hermitage TN 37076 | Franklin, TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mike A. Tetzel and Ashley Lynn Wallace, both unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **April J. Clark and George C. Hunt, all as joint tenants,** hereinafter called the Grantees, their successors and 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. 404, on the Plan of Villages of Riverwood, Section One, Phase 4D, of record in Plat Book , Page , Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mike A. Tetzel and Ashley Lynn Wallace, both unmarried by deed from Beazer Homes Corp., a Tennessee Corporation, dated January 29, 2015, recorded February 2, 2015, of record in Instrument No. 20150202-0009613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2021 Hickory Brook Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of June, 2017.

Mike A. Tetzel

Ashley Lynn Wallace

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mike A. Tetzel and Ashley Lynn Wallace**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 26th day of June, 2017.

State of Tennessee at Large

My Commission expires: 05-19-20

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

# True Copy Certification

I, Ashley Morgan, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lacey Chumley a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-25-2019

{Notary' Seal}

