PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

NEW OWNER:
CYNTHIA MOORE-HINTON
111 HEATHCOTE COURT
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
CMG Mortgage, Inc
3160 Crow Canyon Rd Ste. 400
San Ramon California 94583

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1045

Map & Parcel
02607007000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170056729 DEEDWARR
Recvd: 07/03/17 12:28 2 pgs
Fees:13.00 Taxes:810.30
20170703-0066757

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Nineteen Thousand and 00/100 Dollars ($219,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REGINA A. MAKIN, NOW KNOWN AS REGINA A. CRAIG, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CYNTHIA MOORE-HINTON, a married woman,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, within the corporate limits of the City of Goodlettsville, Tennessee and being known and designated as all of Lot No. 176 on the Plan of Windsor Green, Phase I, Section III, as shown on the plat of the same of record in Plat Book 6250, Page 46, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to REGINA A. MAKIN by Quitclaim Deed from Glenn E. Makin, dated October 29, 1990, and of record in Book 8338, Page 655, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Glenn E. Makin and wife, Regina A. Makin by Warranty Deed from Randall Phillips Builders, Inc., dated April 29, 1986, and of record in Book 6846, Page 978, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **111 HEATHCOTE COURT, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 46, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of June, 2017.

REGINA A. CRAIG

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **REGINA A. CRAIG**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2017.

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 2/11/19

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The actual consideration or value, whichever is greater, for this transfer is **$219,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of June, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY