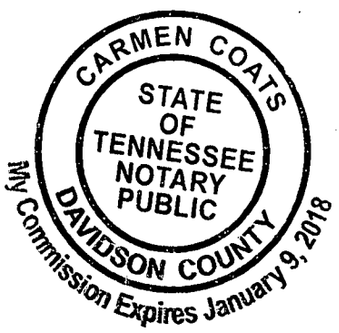
BILL GARRETT, Davidson County
Trans:T20170060060 DEEDWARR
Recvd: 07/13/17 15:09 2 pgs
Fees:13.00 Taxes:887.63
20170713-0070670



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 12TH day of JULY, 2017.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Autumn Edwards **Jared Hampton**	CMG MORTGAGE INC DBA CMG FINANCIAL	**08411019800**
2310 Weona Drive	3160 CROW CANYON RD, STE 400	
Nashville, TN 37214	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas A. Motta, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Autumn Edwards, unmarried and Jared Hampton, unmarried, joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 183, on the Plan of C.R. Quarles Land, Maplecrest, as shown on plat of record in Plat Book 1835, pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas A. Motta, a single man, and Jennifer L. Vaughn, a single woman, by Warranty Deed from Rodney S. Jarvis and Rebecca E. Jarvis, husband and wife, dated September 30, 2003, of record in Instrument No. 20031013-0151435, Register's Office for Davidson County, Tennessee. Jennifer L. Motta aka Jennifer L. Vaughn conveyed her interest to Thomas A. Motta, by Quitclaim Deed dated March 26, 2008, of record in Instrument No. 20080421-0040690, Register's Office for Davidson County, Tennessee. Subject property was never primary residence for grantor and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1835, pages 27-28, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2310 Weona Drive, Nashville, TN 37214.

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 in 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 11th day of July, 2017.

Thomas A. Motta

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thomas A. Motta, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017