Bill Garrett Davidson County
Batch# 826 DEEDWARR
09/14/2017 11:35:39 AM 2 pgs
Fees: $13.00 Taxes: $488.40
20170914-0093997

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2017.

Notary Public
My commission expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

04-1208-56571

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tina L. Trent	CMG Mortgage	136-13-0-139.00
2775 Watersview Drive	3160 Crow Canyon Rd.	
Nashville TN 37217	San Ramon, CA 94583	

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, **William G. Toundas and wife, Deborah Toundas**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tina L. Trent, an unmarried woman**, 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. 31-A, on the Plan of Zone Lot Division, Lots 31 & 33, Edge-O- Lake, Section 20-A, of record in Book 5200, Page 183, as amended in Book 5800, Page 206, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William G. Toundas and wife, Deborah Toundas by deed from Susan L. Adler, unmarried, dated May 8, 2007, recorded May 14, 2007, of record in Instrument No. 20070514-0057543, 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 2775 Watersview Drive, Nashville, TN 37217.

Power of Attorney of record in Instrument No. 20170914-0093996 Register's Office for Davidson County, Tennessee.

William G. Toundas and William George Toundas are one and the same person.

Deborah Toundas and Deborah J. Toundas are one and the same person.

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 13th day of September, 2017.

William George Toundas by Deborah J Toundas Attorney in Fact

William George Toundas by Deborah J. Toundas
Attorney in fact

Deborah Toundas

Deborah Toundas

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 13th day of September, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

State of TENNESSEE
County of RUTHERFORD

On this 13th day of September, 2017, personally appeared before me **Deborah J. Toundas**, who being by me duly sworn/affirmed, did say that she is the attorney-in-fact for **William George Toundas**, and that said instrument was signed on behalf of said **William George Toundas** acknowledged to me that she, as such attorney-in-fact, executed this instrument for the purposes therein contained.

Notary Public
State of Tennessee at Large

My commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

Revised 10/16/2004