30098-8 Box 14

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 2537 **DEEDWARR**
09/20/2017 09:56:27 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20170920-0096265

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2017

Anna Agee
Notary Public
Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luke D. Cressman Chelsea M. White 1041 Petway Ave Nashville, TN 37206	CMG Mortgage, Inc dba CMG Financial 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	083-01-0-246.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Elijah P. Williamson and Breanna Williamson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke D. Cressman and Chelsea M. White, as 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. 10 on the Plan of Petway's Subdivision of Lot No. 7 of the Hobson Land of record in Plat Book 2, Page 42, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 10 fronts 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines, 246 feet, more or less, to an alley.

Being the same property conveyed to Elijah P. Williamson and Breanna Shell, husband and wife by Warranty deed from Brandon D. Williams, an unmarried man of record in Instrument No. 20150521-0047173 Register's Office for Davidson County, Tennessee, dated May 21, 2015 and recorded on May 21, 2015.
Breanna Shell having since changed her maiden name to her married last name and is now known as Breanna Williamson.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1041 Petway Ave, Nashville, TN 37206.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of September, 2017.

Elijah P. Williamson

Breanna Williamson

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elijah P. Williamson and Breanna Williamson** (Breanna Shell) 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 and official seal, this 15 day of September, 2017.

Notary Public
My Commission Expires: 7/31/18

(Notary Seal)

KEVIN M. WYSOR
STATE OF TENNESSEE
NOTARY PUBLIC
WASHINGTON COUNTY