(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 8214 **DEEDWARR**
10/04/2017 10:17:19 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171004-0101719

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

Coleen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BRYAN L. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3931B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Taylor Ryan Pruitt	CMG Mortgage, Inc.	082-03-0-038.00
1116 Joseph Ave	3160 Crow Canyon Rd Ste 400	
Nashville, TN 37207	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANGELA WALKER, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAYLOR RYAN PRUITT, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 56 on the plan of Sharpe & Horn' s 2nd Addition to North East Nashville, a plat of which is of record in Book 161, Page 53, and Register' s Office for Davidson County, Tennessee.

Being a subdivision of part of the Lucy H. Lindsley property; Said Lot No. 5 fronts 50 feet on the Westerly side of Joseph Avenue and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Angela Cernyar, unmarried by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument No. 20130625-0065373 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on June 25, 2013. Angela Cernyar having since married and is now known as Angela Walker. Nakia Walker joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1116 Joseph Ave, Nashville, TN 37207

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 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 hand on the 29th day of September, 2017.

Angela Walker

Nakia Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, ANGELA WALKER & NAKIA WALKER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 17-3931B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY