WARRANTY DEED

Bill Garrett Davidson County
Batch# 17596 DEEDWARR
10/24/2017 03:03:11 PM 2 pgs
Fees: $13.00 Taxes: $973.10

20171024-0109088

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$263,000.00**

Affiant

Subscribed and sworn to before me this 20th day of October 2017

Notary Public
My Commission expires: 5-3-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Harris	CMG Mortgage	120-13-0-045.00
501 Catalina Drive	3160 Crow Canyon Road Suite 400	
Nashville, TN 37217	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jon Paul Johnson, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Harris and and Madeline Harris**, husband and wife, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Catalina Drive, an iron pin at the beginning of a curve into Currey Road; thence along said Drive S 2 deg. 45' W 160 feet; thence E 194.6 feet to a concrete monument; thence N 4 deg. 31' E 185 feet to a concrete monument in the south margin of Currey Road; thence with said Road, N 87 deg. 47' W 174 feet to an iron pin at the beginning of a curve; thence around said curve in the southwesterly direction 39.04 feet to the beginning.

Being the same property conveyed to Jon Paul Johnson, a single person from Margaret O. Bennett, a single person by Warranty Deed on October 25, 2011, of record in Instrument Number 20111028-0084075, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2017 in the estimated amount of (CALL FOR AMOUNT) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-13-0-045.00, which are CURRENTLY DUE.

Easement and Agreement of record in Book 8800, Page 957, Register's Office for Davidson County, Tennessee.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **501 Catalina Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 20, 2017.

Jon Paul Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jon Paul Johnson, a single person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 20, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY