Bill Garrett Davidson County
Batch# 36598 DEEDWARR
12/13/2017 09:28:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20171213-0126895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 12TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-8-2020

(AFFIX SEAL)

ANGELA R. GRAHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen Walker, an unmarried woman	CMG FINANCIAL INC. (NAME)	
3001 Hamilton Church # 541 (ADDRESS)	3160 CROW CANYON RD STE 400 (ADDRESS)	163-04-0A-4-541.00-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	SAN RAMON, CA 94583 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marcus C. Magee, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maureen Walker, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 541, HAMILTON CROSSINGS TOWNHOMES, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS DESCRIBED IN INSTRUMENT NUMBER 20040212-0016945, AS AMENDED IN INSTRUMENT NUMBER 20050310-0026734, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREIN MADE FOR A MORE COMPLETE DESCRIPTION OF METES AND BOUND.

BEING THE SAME PROPERTY CONVEYED TO MARCUS C. MAGEE, AN UNMARRIED MAN, BY WARRANTY DEED FROM R. J. YORK HOMES, LLC, A LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20050915-0111034, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 2005 AND RECORDED SEPTEMBER 15, 2005.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3001 Hamilton Church # 541, Antioch, TN 37013
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 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 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 12th day of December, 2017.

WARRANTY DEED
(Continued)

Marcus C. Magee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marcus Magee, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

...e Copy Certification

I, Yvette Meldrom, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020