WARRANTY DEED

Bill Garrett Davidson County
Batch# 41296 **DEEDWARR**
12/27/2017 11:01:02 AM 2 pgs
Fees: $13.00 Taxes: $3,478.00

20171227-0131100

R-VRES-17-1133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Finger and Glenn Shorey	CMG Mortgage Inc DBA CMG Financial	
(NAME)	(NAME)	
1133 Battery Lane	3160 Crow Canyon Rd Ste 400	**131-12-100.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SUSAN W. CARO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER FINGER AND GLENN SHOREY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northeast part of Lot No. 5 and the northwest part of Lot No. 6 on the plat of the subdivision of J.T. Jenkins Home Tract, as of record in Book 547, Page 20, Register's Office for Davidson County, Tennessee, described according to a survey made by W.B. Southgate, Surveyor, October 14, 1940, as follows:

Beginning at a point on the southerly margin of Battery Road, said point being the northeast corner of the property conveyed to Samuel C. Crawford and wife, by deed from E.A. Bergstrom and wife, of record in Book 1169, Page 248, said Register's Office; thence with his easterly line southwardly 397.0 feet; thence northeasterly 219 feet 6 inches; thence northwardly 307 feet to the southerly margin of said Road; thence with said Road, westwardly 200.0 feet to the beginning.

Being the same property conveyed to Susan W. Caro by Quitclaim Deed from David A. Caro, recorded June 29, 2005 in Instrument No. 20050629-0074638 and further being the same property conveyed to David Alan Caro and wife, Susan W. Caro by Warranty Deed from Bancroft O'Quinn, Jr., recorded July 14, 1998 in Book 11019, Page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 547, Page 20, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1133 Battery Lane, Nashville, Tennessee 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF DECEMBER, 2017.

Susan W. Caro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN W. CARO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212