WARRANTY DEED

Bill Garrett Davidson County
Batch# 48501 DEEDWARR
01/17/2018 03:53:41 PM 2 pgs
Fees: $13.00 Taxes: $551.30

20180117-0005041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January

Notary Public

MY COMMISSION EXPIRES: May 13, 2020
(AFFIX SEAL)

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy J. Bush and Valarie L. Howle	CMG Mortgage Inc.	043 05 0 261.00
(NAME)	(NAME)	
314 Garner Avenue	3160 Crow Canyon Rd Ste. 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA. 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand And No/100 Dollars ($149,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David R. Stafford, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy J. Bush and Valarie L. Howle, husband and wife**, 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 the Davidson County, Tennessee, described according to a Boundary Survey and Mortgage Loan Inspection, dated 4/6/94, by Donald W. Fortner, TRLS No. 1072, Job No. 0401, not of record, as follows:

BEGINNING at a point in the southerly margin of Garner Avenue, said point being in a curve with a radius of 32.5 feet at the easterly terminus of Garner Avenue, said curve being also the outside curve of the intersection of the easterly terminus of Garner Avenue and the southerly terminus of Cedarcrest Avenue; thence, along said curve 51.05 feet to a point in the easterly margin of Cedarcrest Avenue; thence, leaving the margin of Cedarcrest Avenue and along a common line with J. Merriweather, S 87° 10' E 34.0 feet to an iron pin; thence, leaving the line of J. Merriweather, S 02° 40' W 168.81 feet to an iron pin; thence, N 86° 30' W 75.00 feet to an iron pin; thence N 04° 40' E 139.50 feet to the point of beginning.

There hereinabove described tract is a part of the same property as (a) designated as being "Reserve Parcel A" on the Plan of The Resubdivision of Woodlawn Estates, Block D, Lots 30 and 31, of record in Plat Book 5190, Page 18 and Plat Book 5190, Page 252, Register's Office for Davidson County, Tennessee, and (b) formerly described and referred to in previous deeds as "Lot No. 4 (formerly Reserve Parcel A) on the Plan of The Resubdivision of Woodlawn Estates, Block D, Lots 30 and 31, of record in

Plat Book 5190, Page 18 and Plat Book 5190, Page 252," said Register's Office, and (c) shown as "Lot No. 4" of said Subdivision on the tax maps and records in the offices of the Davidson County Tax Assessor and Trustee.

Being the same property conveyed to David R. Stafford, unmarried by Warranty Deed from Harlan Construction Company, A Tennessee Corporation dated April 22, 1994 and recorded April 25, 1994 in Book 9321, Page 91, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 314 Garner Avenue, Madison, TN 37115

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, has 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 our hands this 12 day of January, 2018

David Stafford

David R. Stafford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David R. Stafford, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-179125SSO