WARRANTY DEED

Bill Garrett Davidson County
Batch# 50264 DEEDWARR
01/23/2018 10:00:30 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180123-0006809

DAVIDSON COUNTY JENNIFER P. PIERCE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

Margaret E Baze
Affiant

Subscribed and sworn to before me this 12th day of January, 2018.

Notary Public
My Commission expires: 11-8-21
(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:
Margaret E. Baze	Mortgage Solutions of Colorado, LLC, ISAOA	04405009200
371 Reyon Drive	5455 North Union Blvd.	
Old Hickory, TN 37138	Colorado Springs, CO 80918	

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, **Christy D. Christian, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Margaret E. Baze, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being designated as 371 Rayon Drive, Old Hickory, Davidson County, Tennessee, being the northerly portion of the rear of lots 66, 67 and 68 on the Plan of Rayon City, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northeasterly margin of Rayon Drive, said point being 95 feet from westerly margin of Enbley Drive, thence in a westerly direction with Rayon Drive 45 feet to a point; thence in a northeasterly direction 130 feet to a point; thence in a southeasterly direction 45 feet to a point; thence in a southwesterly direction 130 feet to the point of beginning.

Being the same property conveyed to David Michael Christian and Christy Dianne Christian from US Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2005-0, by its duty authorized attorney in fact, Wells Fargo Bank, N.A. by Special Warranty Deed on August 9, 2010, of record in Instrument Number 20100820-0065862, Register's Office for Davidson County, Tennessee. Further conveyed to Christy D. Christian from David M. Christian by Quitclaim Deed on May 17, 2016, of record in Instrument Number 20160517-0049207, 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 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 13, 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: **371 Rayon Drive, Old Hickory, TN 37138**

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 January 12, 2018.

Christy D. Christian

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christy D. Christian** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.