# WARRANTY DEED

Bill Garrett Davidson County
Batch# 69688 DEEDWARR
03/15/2018 02:00:59 PM 2 pgs
Fees: $13.00 Taxes: $725.77

20180315-0024626

W-CLR-18-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,154.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Loren Vandenberg** | **CMG Mortgage Inc.** | |
| (NAME) | (NAME) | **053-16-0-76.02** |
| **103 Prentiss Drive** | **3160 Crow Canyon Road, Ste 400** | |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | **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, **NANCY B. BULLOCK, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOREN VANDENBERG, A SINGLE MAN,** 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 Davidson County, Tennessee, being part of Lot No. 10, Life and Casualty Insurance Company's Subdivision, not of record of record, shown as Lot No. 3 according to a boundary survey and plan of the J.H. Bryan Property for Charles Brown, Job No. 1A1063, more particularly described according to Hickerson and Hickerson, Engineers, as follows:

Beginning at an iron pin in old established fence line and the line of E.C. Bivins property at a point 232.3 feet north 50 degrees 5 min. west of an iron pin in Pitts Avenue; thence with a line between Tracts Nos. 3 and 4, North 39 degrees and 40 min. east, 141.8 feet to an iron pin, which is a point 50 feet from the center line of Tennessee Central Railroad; thence north 50 degrees 20 min. west 78.3 feet to an iron pin and common corner with Lot No. 2; thence with a line between Lots 2 and 3, South 39 degrees, 141.5 feet to an iron pin and old established fence line; thence with old established fence line, south 50 degrees, 5 min. east, 78.3 feet to the point of beginning.

Being the same property conveyed to George M. Bullock and wife, Nancy B. Bullock by Warranty Deed from George T. Hayman and wife, Nancy Joy D. Hayman of record in Book 4177, page 234, Register's Office for Davidson County, Tennessee, dated September 21, 1967 and recorded on October 3, 1967.

The said George M. Bullock having since died.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Prentiss Drive, Old Hickory, Tennessee 37138**.

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 13th DAY OF MARCH, 2018.

Nancy B. Bullock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY B. BULLOCK, 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 13th of March, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212