Bill Garrett Davidson County
Batch# 72436 DEEDWARR
03/22/2018 03:39:01 PM 2 pgs
Fees: $13.00 Taxes: $564.25
20180322-0027275

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$152,500.00**

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 15th day of March, 2018.

Kristen Scott
Notary Public

My commission expires: 8-28-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeremiah Alligood	CMG FINANCIAL	**052-01-0-132.00**
505 Idlewild Avenue	3160 CROW CANYON RD, STE 400	
Madison TN 37115	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Family Trust Services, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremiah Alligood, an unmarried man

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 Davidson County, Tennessee, being Lot No.11 on the Plan Block "F" on the initial Plat of Crittenden Estates Subdivision, of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot 11 fronts 55 feet on the easterly side of Idlewild Avenue and runs back 138.9 feet on the northerly line and 139 feet on the southerly line to a dead line, measuring 55 feet thereon.

BEING all of the same property conveyed to Family Trust Services, LLC, a Tennessee limited liability company, by Warranty Deed from Brian J. Anthis, deceased, Linda Edwards, Executrix, of the Estate of Brian J. Anthis, dated December 22, 2017, of record in Instrument No. 20171227-0130927, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 974, Page 69, said Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4122, Page 459, Register's Office for Davidson County, Tennessee;

3) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **505 Idlewild 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **15th** day of **March, 2018.**

Family Trust Services, LLC, a Tennessee limited liability company

By: _____ MEMBER

Scott Stephens, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Scott Stephens, Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a **Member** of **Family Trust Services, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Scott Stephens** as **Member.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **March, 2018.**

_____

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY