WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: 3-14-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifton Blake	CMG Mortgage Inc	052-05-O-185.00
(NAME)	(NAME)	
831 Idlewild Drive	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 ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin Alfred Smith, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Clifton Blake, an unmarried man**, hereinafter called the GRANTEE(S), 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 Part of Lot No. 9 on the Map of the Subdivision of H. B. Chadwell Tract, of record in Book 547, page 60, Register's Office for Davidson County, Tennessee, and more accurately described according to a survey by A & A Engineers, Inc., dated July 23, 1979, as follows:

Beginning at a point in the East margin of Idlewild Drive at the Southwest corner of the lot conveyed to Robert Dunman and wife, by deed of record in Book 1264, page 154, said Register's Office, said point being 153 feet Southerly from the South line of the Madison Park Subdivision; thence North 67 degrees 14 minutes 29 seconds East 221 feet to a corner post; thence South 26 degrees 30 minutes 39 seconds East 62.0 feet to an iron pin; thence South 67 degrees 14 minutes 29 seconds West 221.0 feet to the Easterly margin of Idlewild Drive; thence with said margin of Idlewild Drive North 26 degrees 30 minutes 39 seconds West 62.00 feet to the point of beginning.

Being the same property conveyed to Kevin Alfred Smith, a single man by Warranty Deed from Marcia Ferreira-Hays, now known as Marcia Vaye Ferreira, unmarried and Robert Hays, unmarried, dated 04/11/2016 recorded 04/14/2016, of record in Instrument No. 20160414-0035638, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 547, Page 60, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Instrument No. 20160414-0035638, in the

Bill Garrett Davidson County
Batch# 86213 DEEDWARR
04/30/2018 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $573.13

201804300040354

Register's Office for Davidson County, Tennessee.
Agreement contained in Warranty Deed of record in Book 2751, Page 225, in the Register's Office for Davidson County, Tennessee.
Old Plat of record in Book 421, Page 61, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 831 Idlewild Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 27th day of April, 2018.

Kevin Alfred Smith

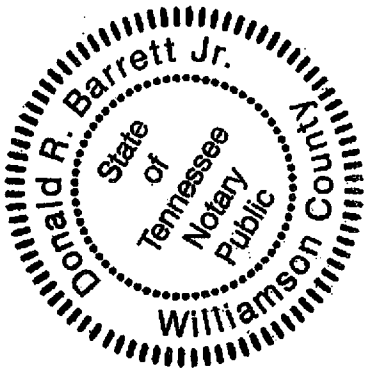
State of Tennessee
County of Williamson

Personally appeared before me Kevin Alfred Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2018.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

