Bill Garrett Davidson County
Batch# 86252 DEEDWARR
04/30/2018 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20180430-0040411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Victor Deaton and Sharada Deaton	CMG Mortgage Inc.	086 04 0A 045.00
(NAME)	dba CMG Financial	
100 Oak Hollow	(NAME)	
(ADDRESS)	Suite 400	
Hermitage, TN 37076	3160 Crow Canyon Road	
(CITY) (STATE) (ZIP)	(ADDRESS)	
	San Ramon, CA 94583	
	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Four Thousand And No/100 Dollars ($294,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anthony R. Phelps, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Victor Deaton and Sharada Deaton, 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:

Being Lot 4 on Plan of Oakcrest, Phase 1-B, of Record in Plat Book 6900, at Page 385, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony R. Phelps, Unmarried by Warranty Deed from Daniel R. Newell and Ginny L Newell, husband and wife, dated September 28, 2007 and recorded October 2, 2007, in Instrument No. 20071002-0117195, 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 100 Oak Hollow, Hermitage, TN 37076

File Number: FRN-182918SSO

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 27th day of April, 2018.

Anthony R. Phelps by Linda Post, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anthony R. Phelps, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Anthony R. Phelps, for the purposes therein contained.

Witness my hand and official seal, this the 27th of April, 2018.

Notary Public

My Commission Expires: 3-13-22

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: FRN-182918SSO

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D. Bennett, III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

