30764-5 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 94567 DEEDWARR
05/21/2018 09:08:22 AM 2 pgs
Fees: $13.00 Taxes: $643.43

20180521-0048144

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY THOMAS WOOD AND

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
Tracey Garrett	**CMG Mortgage, Inc.**	**142-123-B-028-00co**
129 Bethlehem Road	**3160 Crow Canyon Road, Ste 400**	
Lebanon, TN 37087	**San Ramon, CA 94583**	

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

Cherry L. Teague, surviving tenant by the entirety

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

Tracey Garrett, a married man

HEREINAFTER CALLED THE GRANTEES, HIS 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. 196 on the Final Plat and Re-subdivision of lots 196 and 197 Riverside, Phase 4-B, a planned unit development, of record in Plat Book 9700, Page 991 and Resubdivision of Plat Book 9700, page 750, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Willie L. Teague and wife, Cherry L. Teague, by Deed from Rochford Realty & Construction Company, Inc., of record in Instrument No. 20000131-0009502, Register's Office for Davidson County, Tennessee. The said Willie L. Teague died August 2, 2011 vesting the property in Cherry L. Teague as surviving tenant by the entirety.

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

(1) The Plan of record in Plat Book 9700, Page 991 and, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Easements and Restrictive Covenants of Riverside, of record in Book 7185, page 619 and in Book 7405, page 780 and amended in Instrument No. 20040419-0044162, consent to continue existence of Riverside Homeowners' Association, Inc, in Instrument No. 20091124-0108147; second amendment of record in Instrument No. 2009204-0111306, Register's Office for Davidson County, Tennessee.

(3) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20041019-0125877, said Register's Office.

(4) Conveyance of Open Space to Riverside Homeowners' Association, Inc. of record in Instrument No. 20040608-0067843, said Register's Office.

(5) Charter of Rivers de Homeowners' Association, Inc. of record in Book 7829, page 703, said Register's Office.

(6) Boundary Plat of record in Book 6900, page 490, said Register's Office.

(7) Right of Way Easement of record in Book 6972, page 45, said Register's Office.

(8) Waterline Easements of record in book 6970, page 275 and in Book 6970, page 281, said Register's Office.

(9) Sanitary Sewer Line Easement of record in Book 7803, page 642, said Register's Office.

(10) Public Utility Easements of record in Book 6970, page 278, said Register's Office.

(11) Ingress and Egress Easements of record in book 7103, page 48, and Book 7215, page 899, said Register's Office

(12) Taxes for the current year, which have been prorated and assumed by Grantee and subsequent years not yet due and payable.

This is improved property, known as **921 Leblanc Court, Nashville, TN 37221**

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 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 GRANTEE, his 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 **18th** day of **May, 2018.**

Cherry L. Teague

Cherry L. Teague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Cherry L. Teague,** the within named seller, 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 at Nashville, Tennessee, this **18th** day of **May, 2018.**

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/5/21