Bill Garrett Davidson County
Batch# 99325 DEEDWARR
06/01/2018 03:02:54 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180601-0052546

SolmonParks File No. 18-001188-528

VERONICA BEGEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184011160
MY COMMISSION EXPIRES MARCH 09, 2022

(Notary Stamp)

STATE OF Colorado
COUNTY OF Jefferson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Michael Harrell
Affiant

Subscribed and sworn to before me, this 30th day of May, 2018.

Veronica Begeman
Notary Public

My commission expires: 03/09/22

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carl A. Standley	SWBC Mortgage Corp	146-07-0-082.00
5018 Regent Drive	9311 San Pedro # 100	
Nashville, TN 37220	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Laura A. Malmgren and Christopher S. Malmgren, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carl A. Standley, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 5 on the Plan of Section One, Revised, Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Laura A. Malmgren and Christopher S. Malmgren, wife and husband by Warranty deed from Ann Calhoun, Mary Tygret, Linda Evans and Andrea Flowers-Householter, Co-Executrixes of Linda B. Booth Estate of record in Instrument No. 20161207-0128330 Register's Office for Davidson County, Tennessee.

This is improved property known as **5018 Regent Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of May, 2018.

Laura A. Malmgren

Laura A. Malmgren

Christopher S. Malmgren

Christopher S. Malmgren

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura A. Malmgren and Christopher S. Malmgren, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of May, 2018.

Veronica Begeman
Notary Public
My Commission Expires: 03/09/22

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NOTARY PUBLIC
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