STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 107499 **DEEDWARR**
06/22/2018 12:44:31 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20180622-0060450

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
THIS THE 20th DAY OF June, 2018.

Notary Public
MY COMMISSION EXPIRES: 3/26/22
File No. G18-2063D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Amber M. Davison, wife and husband (NAME) | CMG Mortgage, Inc. (NAME) | 52-3-13 |
| 508 Kinsey Boulevard (STREET ADDRESS) | 3160 Crow Canyon Road Suite 400 (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | San Ramon, CA 94583 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Robert Mingle and Mary Mingle, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Davison and Christopher D. Davison, wife and husband,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of East Madison Addition, not of record, described according to a survey by A & A Engineers, dated August 28, 1986, as follows:

Beginning at an iron pin located in the westerly margin of Kinsey Boulevard being 255.4 feet north of the northeast corner of the Paul S. Bell property as of record in Book 6096, page 489, said Register's Office; thence with the westerly right-of-way margin of said boulevard, northerly 50 feet to an iron pin; thence leaving said margin westerly 150 feet to an iron pin; thence southerly 50 feet to an iron pin; thence easterly 150 feet to the point of beginning.

BEING the same property conveyed to Robert Mingle and Mary Mingle, husband and wife from Robert Todd Mingle, unmarried, by Warranty Deed dated March 9, 2009, as Instrument No. 20090313-0022685, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 508 Kinsey Boulevard, 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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of June, 2018.

Robert Mingle
Robert Mingle

June 20, 2018
Date

Mary Mingle
Mary ~~Min~~gle

June 20, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert Mingle and Mary Mingle, husband and wife, 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.

Witness my hand and official seal, this 20th day of June, 2018.

My Commission Expires:_____

Notary Public

TOSHUA D. SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**