Bill Garrett Davidson County
Batch# 127954 DEEDWARR
08/13/2018 09:48:23 AM 2 pgs
Fees: $13.00 Taxes: $841.75
20180813-0079483

WARRANTY DEED

ANN ELISE WALSTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Warcewicz and John Defoor	CMG Mortgage, Inc., dba CMG Financial	10802002100
(NAME)	(NAME)	
952 Colfax Drive	3160 Crow Canyon Road, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jennifer M. Tackett and Travis R. Tackett, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley Warcewicz, unmarried and John Defoor, unmarried, as joint tenants with right of survivorship** 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 No. 59, on the Plan of Happy Acres, of record in Book 2331, at Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer M. Tackett and spouse if any by deed dated July 15, 2003 from Federal National Mortgage Association of record in Instrument No. 20030822-0122185, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 952 Colfax Drive, Nashville, TN 37214
(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 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. 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 hands this **10th** day of **August, 2018.**

Jennifer M. Tackett

Travis R. Tackett

State of Tennessee
County of Davidson

On this 10th day of August, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Jennifer M. Tackett and Travis R. Tackett, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 10th day of August, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 18-Warcewicz