Re**PLEASE RETURN TO:**

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Y Johnson Davidson County
Batch# 142830 **DEEDWARR**
09/19/2018 02:08:33 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180919-0092956

SLTE#1649

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Sarah Geller	CMG Mortgage	Map 129-15-
806 Percy Warner Blvd	3160 Crow Canyon Rd #400	Parcel 131.00
Nashville, TN 37205	San Ramon, CA 94583	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Allison Provine**, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Sarah Geller,** an unmarried woman, **("**The "Grantee"**),** her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Glen, of record in Plat Book 9700, page 67, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allison Provine, unmarried by warranty deed dated July 18th, 2013 from Kim E. Earheart, unmarried of record in Instrument No. 20130724-0076597, said Register's Office.

The said Allison Provine having since married.

This is not and has never been a personal, marital and/or primary residence of her spouse.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. 2018 Taxes, a lien now due and payable and assumed by Grantee.
2. Restrictions of record in Book 10000, page 859 and in Book 3502, page 153, said Register's Office.
3. Easement for underground utilities to Metro Government of record in Book 9946, page 512, said Register's Office.
4. Easement for Stormwater Detention Agreement to Metro Government of record in Book 6145, page 329 and in Book 11205, page 577, said Register's Office.
5. Easement for Sewer/Stormwater Drainage to Metro Government of record in Instrument No. 20041210-0147283 and in Book 4503, page 928, said Register's Office.
6. Easement for Road Access of record in Book 3930, page 192, said Register's Office.
7. Easement for Sewer/Storm Drainage of record in Book 4692, page 826, said Register's Office.
8. Any and all matters appearing n the Plan of record in Plat Book 9700, page 67, said Register's Office.

This is improved property commonly known as **806 Percy Warner Blvd, Nashville, TN 37205.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $330,000.00.

Lia Dunning
Affiant

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

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AEWalston
Notary public:
My commission expires: 3-2-2021

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantor has caused this Deed to be executed this18th day of September, 2018.

Allison Provine
Allison Provine

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Provine**, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 2018.

J Painter-Rose
Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY