Karen Y Johnson Davidson County
Batch# 149259 DEEDWARR
10/04/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20181004-0098784

WARRANTY DEED

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/30/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dena Rene Ames	CMG Mortgage, Inc. dba CMG Financial	187 09 0A 164.00
(NAME) 4143 Alva Lane	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Melinda S. Johnson, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Dena Rene Ames and Timothy J. Tyler , both unmarried, as tenants in common with the right of survivorship, hereinafter called the GRANTEE(S), /their 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. 164 on the Plan of Phase Five, Section One, Burkitt Village, SP Subdivision, record in Instrument Number 20150210-0012343, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melinda S. Johnson, a married woman, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, dated 04/08/2016 recorded 04/22/2016, of record in Instrument No. 20160422-0039080, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melinda S. Johnson, by Quitclaim Deed from Steven P. Johnson, dated 03/31/2016 recorded 04/22/2016, of record in Instrument No. 20160422-0039081, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4143 Alva Lane, Nolensville, TN 37135
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 21st day of September, 2018.

Melinda S. Johnson by Dave Warren, Attorney in fact.

By: _____ Date: 9/21/18

Melinda S. Johnson by Dave Warren, Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dave Warren with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Melinda S. Johnson as her Attorney in Fact as the free act and deed of the within named Melinda S. Johnson.

Witness my hand and Official seal this 21st day of September, 2018.

_____

Notary Public

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018