Karen Y Johnson Davidson County
Batch# 154182 DEEDWARR
10/25/2018 03:46:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20181025-0106024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$165,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF October 2018 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Alpha M Sherriff	CMG Mortgage, Inc	136-14-0-193.00
(Name)	(Name)	
1026 Carla Ct	3160 Crow Canyon Rd	
(ADDRESS)	#400 (ADDRESS)	
Nashville, TN 37217	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 HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TONIA D BROWN*** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALPHA M SHERRIFF**** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*a single man

** a single woman

Land in Davidson County, Tennessee, being Lot(s) 161A, as shown on the map entitled Zone Lot Division on the Harbor Gate Subdivision, Section Two, Lots 155-164, of record in Plat Book 6900, Page 17, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TONIA D. BROWN, a single woman, by deed from Donald R. Dunnivant, of record in Instrument No. 20001004-0098560, dated September 19, 2000, said Register's Office.

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.

Executed by my hand this 19 Day of October 2018.

Tonia D Brown

STATE OF Tennessee

County OF Davidson

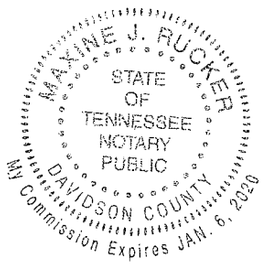
I, Maxine J. Rucker, a Notary Public for the County of and State of Tennessee, do hereby certify that Tonia D Brown personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of October, 2018.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)



Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

