Name and Address of New Owner:
Catherine Webster
321 Manzano Rd.
Madison, TN 37115

Send Tax Bills To:
CMG Mortgage, Inc., d/b/a
CMG Financial
3160 Crow Canyon Rd., Ste. 400
San Ramon, CA 94583

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 043-15-0-276.00

Karen Y Johnson Davidson County
Batch# 155175 DEEDWARR
10/30/2018 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $739.63
20181030-0107443

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dean Everett Flint**, **an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Catherine Webster, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of, the Resubdivision of Lot 2 of Fitz Subdivision of record in Plat Book 8250, Page 544, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Dean Everett Flint, an unmarried person by Warranty deed from Armando Fitz and wife, Idelsy Fitz of record in Book 9382, page 247, Register's Office for Davidson County, Tennessee, dated June 16, 1994 and recorded on June 20, 1994. (Value or consideration shown in aforementioned deed $65,000.00.)

Being also known as **321 Manzano Rd Madison, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE FINAL PLAT OF THE RESUBDIVISION OF LOT 2 OF FITZ SUBDIVISION OF RECORD IN PLAT BOOK 8250, PAGE 544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of October, 2018.

Dean Everett Flint (SEAL)
Dean Everett Flint

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2018, before me personally appeared Dean Everett Flint, to me known to be the person (or persons) described in(or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 25th day of October, 2018.

Sandy Balent
Notary Signature
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dean Everett Flint
(Affiant)

Sworn to and subscribed before me this
25th day of October, 2018.

Sandy Balent
Notary Public
My commission expires: 11-5-19
File No. 2018-55

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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