WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164333 **DEEDWARR**
11/21/2018 10:19:23 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20181121-0114532

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$172,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of NOVEMBER 2018

Notary Public
My Commission expires: 6/26/22

(Affix Seal) STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY AMO Renee D. Hall
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Marnie Trahan	CMG Mortgage, Inc.	075-16-0-017.00
805 Netherlands Drive	3160 Crow Canyon Road Suite 400	
Hermitage, TN 37076	San Ramon, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Henry Esteban Henao Silva**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marnie Trahan, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38A on the plan of Zone Lot Division of Lots 31, 35, 36, 37 and 38, Meadows of Tulip Grove, Section 2, of record in Book 6250, page 754, as amended in Book 6250,page 999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Henry Esteban Henao Silva, by deed from Secretary of Housing and Urban Development, of Washington, D.C., on December 24, 2013, of record in Instrument Number 20131227-0130298, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 754, as amended in Book 6250, page 999, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6231, page 154; Book 6291, page 899; Book 9762, page 248; and Book 10100, page 337, Register's Office for Davidson County, Tennessee.

This is improved property known as: **805 Netherlands Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 13, 2018.

Henry E. Henao Silva.
Henry Esteban Henao Silva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry Esteban Henao Silva** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 13, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY