WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 164649 DEEDWARR
11/26/2018 09:21:18 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20181126-0114989

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christie Claybrooks-Flenoy (NAME)	CMG Mortgage Inc. (NAME)	041 01 0 A 043 CO
5425 Daniel Ray Drive (ADDRESS)	3160 Crow Canyon Rd. Ste. 400 (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alan W. East, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christie Claybrooks-Flenoy and Kenneth Maurice Flenoy, Sr., wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 41 on the Plan of Cobblestone Creek, Phase 1-A, of record as Instrument No. 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan W. East, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 31, 2006, of record in Instrument No. 20060404-0038468, re-recorded in Instrument No. 20060526-0062542, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Alan W. East, unmarried, by Quitclaim Deed from Alan W. East, married, who acquired title as married, dated July 27, 2011, of record in Instrument No. 20110804-0059984, Register's Office for Davidson County, Tennessee.

Sarah L. East, wife of Alan W. East, joins in the execution of this instrument for the purposes of conveying her interest, marital or otherwise, if any, in the above described tract or parcel of land.

unimproved ☐

This is improved ☑ property, known as 5425 Daniel Ray Drive, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing of record including the Plan of record in Instrument No. 20050610-0066806; Easement to Tennessee Natural Gas of record in Book 2493, page 137; Stormwater Detention Agreement of record in Instrument No. 20040304-0024829; Quitclaim Deed to Homeowners Association for common space of record in Instrument No. 20041208-0146323 and Instrument No. 20110916-0072157; Charter of

Homeowners Association of record in Instrument No. 20041208-0146324; By-Laws of record in Instrument No. 20041208-0146322; Restrictions of record in Instrument No. 20041208-0146322; all of record in the Register's Office for Davidson County, Tennessee.

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.

Witness my hand this 20th day of November, 2018.

Alan W. East

Alan W. East

Sarah L. East

Sarah L. East

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Alan W. East and Sarah L. East, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of November, 2018.

Polly E Lavit

Notary Public
My Commission Expires: _____

File No.: 28588

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022