Karen Y Johnson Davidson County
Batch# 167558 DEEDWARR
11/27/2018 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20181127-0115724

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Wanda Brown
741 Garrison Drive
Nashville, TN 37207
SEND TAX BILLS TO:
CMG Mortgage
3160 Crow Canyon Rd #400
San Ramon, CA 94583

WARRANTY DEED

(Map/Parcel 059-10-0/257.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **REAL DESTINY, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto **WANDA BROWN, a single woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 5A on the Plan of Zone Lot Division, Lots 5 and 6, Haynes Manor, Section 7, of record in Plat Book 6250, page 292, as amended in Plat Book 6900, page 179, Register's Office of Davidson County, Tennessee, to which reference is hereby made for more a more complete description.
>
> BEING the same property conveyed to Real Destiny, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Barbara J. Jones, unmarried, dated June 19, 2018, of record in Instrument No. 20180622-0060626, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6250, page 292, as amended in Plat Book 6900, page 179; Restrictive Covenants of record in Book 6632, page 656; TVA Easement and Sewer Easement of record in Book 5092, page 315; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and appurtenances of record in Instrument No. 20050425-0045529; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 741 Garrison Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their her and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 21st day of November, 2018.

Gabrielle Garner - Sole Member

REAL DESTINY, LLC
BY: GABRIELLE GARNER, SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabrielle Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Sole Member of Real Destiny, LLC, the within named bargainor, a limited liability company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal, this the 21st day of November, 2018.

J. Kasey Talbott

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of November, 2018.

J. Kasey Talbott

Notary Public

My commission Expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20180936

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019