WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169062 DEEDWARR
11/30/2018 11:51:30 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20181130-0116906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/7/19

(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Aaron Acuff	CMG Mortgage, Inc.	098 05 0 123.00
(NAME)	(NAME)	
5144 Hunters Point Ln.	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Peggy Sue Stafford, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aaron Acuff, an unmarried man**, 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, being Lot No. 24-A, Zone Lot Division, Lots 10, 11, 24, 46 & 47, Hunter's Point Subdivision, as of record in Book 6250, Page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Peggy Sue Stafford, unmarried by Deed from Shirley Taylor, unmarried dated December 23, 1996 and recorded December 31, 1996 in Book 10305, Page 401, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5144 Hunters Point Ln., Hermitage, TN 37076

File Number: MTJ-189119FC

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 our hands this 28th day of November, 2018.

Peggy Sue Stafford

STATE OF FLORIDA

COUNTY OF Clay

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Peggy Sue Stafford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2018.

Shari Zalesky

Notary Public

My Commission Expires: 3/21/20

(SEAL)

SHARI L. ZALESKY
Notary Public - State of Florida
Commission # FF 973130
My Comm. Expires Mar 21, 2020
Bonded through National Notary Assn

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.

Penny Y. Ray
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

File Number: MTJ-189119FC