Karen Y Johnson Davidson County
Batch# 169569 **DEEDWARR**
12/03/2018 12:32:33 PM 2 pgs
Fees: $13.00 Taxes: $764.60

20181203-0117624

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 206,650.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2018.

Notary Public

My commission expires: 8/27/2022

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Loren Brown	**CMG MORTGAGE, INC DBA CMG**	**06110013200**
4106 Saunders Avenue	**3160 CROW CANYON RD., STE. 400**	
Nashville, TN 37216	**SAN RAMON, CA 94583**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Barbara Henderson and David Hutson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loren Brown, unmarried and Jakob Harper, unmarried, joint tenants with rights of survivorship

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 described as:

Being Lot No. 26 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said Lot No. 26 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines, 300 feet to the westerly line of the right-of-way of the L. & N. Railroad.

Being the same property conveyed to Barbara Henderson by Quitclaim Deed from Clarence Wayne Demoss and Ernest H. "Skip" Demoss, dated 08/29/2017 and recorded 10/27/2017 in Instrument Number: 20171027-0110159 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Barbara S. Henderson (a 1/3 interest), David H. Huston (a 1/3 interest), Wayne Demoss (a 1/6 interest), and Ernest H. "Skip" Demoss (a 1/6 interest) by Affidavit of Heirship, recorded 10/16/2017 in Instrument Number 20171016-0105589, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4106 Saunders Avenue, Nashville, TN 37216.

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 in 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/our hand(s) this 30th day of November, 2018.

Barbara Henderson

David Hutson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Barbara Henderson and David Hutson,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.

Notary Public

My Commission Expires: 4/18/22

