WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 171477 **DEEDWARR**
12/07/2018 10:19:15 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181207-0119436

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 9-16-2020
(AFFIX SEAL)

LISA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Matthew Jacob Fentress	CMG Mortgage, Inc.	33-12-132
(NAME) 431 Janette Avenue	(NAME) 810 Crescent Centre Drive Ste. 320	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183215

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/we, **Kathryn K. Coleman, now known as Kathryn K. Coleman-Levy, married,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Jacob Fentress, a single 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 66 on the plan of Gateway, Section 1, as shown by plat of record in Plat Book 3300, pages 39 and 40, in the Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kathryn K. Coleman, unmarried, by Warranty Deed from Mary K. Garner, married, dated February 9, 2007 and filed of record in Instrument No. 20070320-0033842, Register's Office for Davidson County, Tennessee.

Kathryn K. Coleman now known as Kathryn K. Coleman-Levy

The said property was not nor never has been the primary residence of Grantor

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is Improved ☒ property, known as 431 Janette Avenue, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2018

Kathryn K. Coleman-Levy

Kathryn K. Coleman-Levy

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathryn K. Coleman-Levy, the within named 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, at office, this 30th of November, 2018.

AnnWalston

Notary Public
My Commission Expires: 3-2-2021

