WARRANTY DEED

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Robertson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake T. Finch	CMG Mortgage Inc dba CMG Financial	119-10-143.00
(NAME)	(NAME)	Karen Johnson Davidson County
2711 Live Oak Road	3160 Crow Canyon Road Suite 400	Batch# 189340 **DEEDWARR**
(ADDRESS)	(ADDRESS)	01/29/2019 10:30:43 AM 2 pgs
Nashville, TN 37210	San Ramon, CA 94583	Fees: $13.00 Taxes: $999.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190129-0008396

For and consideration of the sum of Ten 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, WE, Tiffany L. Ezell, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jake T. Finch and Mallory L. Key, husband and wife, 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. 17 on the plan of Mashburn Heights (erroneously referred to as Masuburn Heights in prior Deed of record), of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany L. Ezell, an unmarried woman from Jamie Dale Allen, by Deed dated November 15, 2013, and as of record in Instrument No. 20131125-0121040, Register's Office for Davidson County, Tennessee.

Subject to any and all matters and notes on plat of record in Plat Book 1835, Page 1, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2711 Live Oak Road, Nashville, TN 37210

(House Number) (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 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 28th day of January, 2019.

Tiffany L. Ezell

STATE OF TENNESSEE

COUNTY OF Robertson

On this 28th day of January, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tiffany L. Ezell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public, Frankie Matthews

