Karen Johnson Davidson County
Batch# 190653 DEEDWARR
02/01/2019 09:27:06 AM 2 pgs
Fees: $13.00 Taxes: $628.63

20190201-0009700

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $169,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of January, 2019.

NOTARY PUBLIC

My commission expires: 3-2-2021

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nathan Taylor	CMG Mortgage, Inc. ISAOA	16216002200
(NAME)	(NAME)	
1201 Clubhouse Lane	3160 Crown Canyon Road, Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	

Warranty Deed

For and in Consideration of the sum of $169,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Laura Ashton, single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nathan Taylor, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 31-A, as shown on the map entitled Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, of record in Plat Book 6250, Page 314, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura Ashton, single woman, by deed from Henry W. Holloway, Sr., single man, of record in Instrument No. 20170420-0038640, dated April 18, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 1201 Clubhouse Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of January, 2019.

Laura Ashton

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Ashton, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~31st~~ 30th day of January, 2019.

Notary Public
My Commission Expires:

My Commission Expires
June 4, 2022

ADRIAN C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

After Recording ~~Return to:~~
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075