WARRANTY DEED

Karen Johnson Davidson County
Batch# 199886 **DEEDWARR**
02/27/2019 10:57:46 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190227-0017763

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6.21.22

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).:
Dwight Leath and Carol Leath	CMG Mortgage, Inc	18-7-163
(NAME)	(NAME)	
401 Carlton Place	3160 Crow Canyon Rd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA. 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182985

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, **Keith M. Shami and Ashley Taylor Shami, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dwight Leath and Darlene Carol Leath, 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. :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 13 on the plan of Phase Two, Section Four of Charleston Square Subdivision of record in Plat Book 6900, page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith M. Shami, an unmarried man by deed from Darin A. Pettitt and Deborah L. Gunther, dated March 26, 2016, of record in Instrument No. 20160328-0028489, Register's Office for Sumner County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, page 725, Register's Office for said County; and (b) Restrictions of record in Book 4932, page 13, Book 5036, page 898, Book 5398, page 674, Book 5439, page 204, and Book 6545, page 254, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 401 Carlton Place, 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.

4360

Witness my hand this 25th day of February, 2019

Keith M. Shami

Ashley Taylor Shami

STATE OF ~~Tennessee~~)NEW YORK BD
County OF ~~Sumner~~)SCHENECTADY BD

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Keith M. Shami and Ashley Taylor Shami, 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 25th of February, 2019.

Barbara Davis

Notary Public
My Commission Expires: 8-14-22

BARBARA DAVIS
Notary Public, State of New York
No. 01DA6151392
Qualified in Albany County
Commission Expires Aug. 14, 2022