Karen Johnson Davidson County
Batch# 212980 DEEDWARR
04/02/2019 01:50:40 PM 2 pgs
Fees: $13.00 Taxes: $299.70
20190402-0029814

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $81,000.00. Susan Lynn Bly Affiant Subscribed and sworn to before me, this the 29th day of March, 2019. J. Brandon Miller Notary Public My commission expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Susan Lynn Bly	CMG Mortgage, Inc.	
208 Cedarcreek Place	3160 Crow Canyon Road #400	17301002800
Nashville, TN 37211	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONALD SCOTT BLY, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN LYNN BLY, SINGLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: SLB

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Cedarwood Estates, Section II of record in Plat Book 4860, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Michael Gunther et ux, Susan Lynn Gunter by Warranty deed from Edward Charles LeGros et ux, Jane Ellen LeGros of record in Book 5861, page 35, Register's Office for Davidson County, Tennessee, dated March 10, 1982 and recorded on March 12, 1982.

Being the same property conveyed to Susan Lynn Gunter Hansen by Quitclaim deed from Thomas Michael Gunter of record in Book 7861, page 963, Register's Office for Davidson County, Tennessee, dated May 20, 1989 and recorded on June 12, 1989.

Being the same property conveyed to Donald Bly and Susan Bly, husband and wife by Quitclaim deed from Susan Bly fka Susan Lynn Gunter Hansen, a married woman, joined by her spouse Donald Bly of record in Instrument No. 20080506-0046767 Register's Office for Davidson County, Tennessee, dated April 14, 2008 and recorded on May 6, 2008.

Being the same property conveyed to Donald Scott Bly by Quitclaim deed from Susan Lynn Bly of record in Instrument No. 20130807-0082770 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on August 7, 2012.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 208 Cedarcreek Place, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of March, 2019.

Donald Scott Bly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donald Scott Bly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021