WARRANTY DEED

Karen Johnson Davidson County
Batch# 213660 DEEDWARR
04/03/2019 03:02:16 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20190403-0030481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristopher Fant	**CMG Mortgage Inc.**	
(NAME)	(NAME)	
4855 Payne Road	**3160 Crow Canyon Road, Ste 400**	**148-123.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VALUE INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTOPHER FANT** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 5th Civil District of Davidson County, Tennessee, near the town of Antioch and being known as Tract 2 on a plan made by George A. Watkins, Surveyor, November 7, 1950, showing division of a 25 acre tract known as the Payne Lands and described according to said Watkins survey as follows:

Beginning at a point in the center line of the main tract of N.C. & St. L. Railroad at the common corner of Tracts 2 and 3, shown on said survey; thence with the line between said tracts North 51 deg. east 126 feet to a point; a corner of Tract 1; thence with the line between Tracts 1 and 2 south 38 deg. 45' east 25 feet to an iron pin; thence north 73 deg. east 194.1 feet to an iron pin; thence south 33 deg. 15' east 173 feet to an iron pin at the corner of Tracts 2 and 5 in the northwest corner of the Smith Land; thence with Smith's west line south 39 deg. west 313.6 feet to a railroad spike in the center line of the main tract of said railroad; thence with the center line of same, north 35 deg. 30' west 334.6 feet to the beginning.

Being the same property conveyed to Value Inc. by Warranty Deed from Music City Holdings, LLC, recorded June 18, 2018 in Instrument No. 20180618-0058143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Garry Williams and wife, Teresa Williams, recorded June 18, 2018 in Instrument No. 20180618-0058142, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Garry Williams and wife, Teresa Williams by Warranty Deed from Thomas E. Crabtree, Sr. and wife, Lucy M. Crabtree recorded June 2, 1994 in Book 9365, Page 442, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded July 29, 1999 in Book 11593, Page 861, Register's Office for Davidson County, Tennessee, Jacky Willard Biggs, Jr. conveyed his interest to Teresa Williams.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Easement for Telecommunications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
- Railroad Right-of-Way Easement set out in Deed in Book 5539, Page 612, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **4855 Payne Road, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF APRIL, 2019.

Value Inc.

BY: _____
Yildrim Yilmaz
Its: PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared YILDRIM YILMAZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ITS: President of VALUE INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ITS: President.

Witness my hand and official seal, this the 1st of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212