WARRANTY DEED

Karen Johnson Davidson County
Batch# 219964 **DEEDWARR**
04/22/2019 09:28:44 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20190422-0036161

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Rutherford (AV)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Samantha J. Marshall, an unmarried woman	CMG Mortgage, Inc. dba CMG Financial	3-64
(NAME)	(NAME)	
2513 Tinnin Road	3160 Crow Canyon Rd. ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190604

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, Donald Rush, a married man, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Samantha J. Marshall, an unmarried woman, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Tract No. 1, on the plan of Tom Cunningham Property, which plat is of record in Book 6050, Page 400, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Donald Rush by Warranty Deed from Whitworth Real Estate, LLC, dated December 19, 2018 and filed of record in Instrument No. 20181227-0125570, Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines, notes and any matters on aforesaid plat, and to Easement and Joint Use & Maintenance Agreement of record in Book 8027, page 276, said Register's Office.

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

Unimproved ☐

This is improved ☒ property, known as 2513 Tinnin Road, 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.

Witness my hand this 18th day of April, 2019

Donald Rush

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald Rush, 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 18th of April, 2019.

Notary Public
My Commission Expires: 11-25-19

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
11-25-2019