THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34758-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,500.00. Affiant Subscribed and sworn to before me this 29th day of April, 2019. Notary Public My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 223710 DEEDWARR
04/30/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $667.85

20190430-0039732

WARRANTY DEED

Address New Owner: Lauren Strange 2020 Williams Valley Drive Nashville, TN 37115	**Send Tax Bills To:** CMG 3160 Crow Canyon Rd #400 San Ramon CA 94583	**Tax Information:** Map and Parcel No.: 042 12 0 B 036 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan R. Packer and Amy L. Packer,** husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren Strange,** a single woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2020 Williams Valley Drive, Nashville, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2019.

Nathan R. Packer

Amy L. Packer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan R. Packer and Amy L. Packer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of First Revision Williams Valley PUD, as of record in Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathan R. Packer and Amy L. Packer, husband and wife, by deed dated June 28, 2016 from Julie Kuchenbecker Riggs and husband, Zane Riggs, of record in Instrument 20160628-0066047, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 042 12 0 B 036 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Williams Valley Homeowner's Association, Inc. of record in Instrument No. 20010308-0022084, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Williams Valley Homeowner's Association, Inc. of record in Instrument No. 20010308-0022085, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee.