Karen Johnson Davidson County
Batch# 236672 DEEDWARR
05/30/2019 01:59:05 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190530-0051394

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF May, 2019

Alan M. Cohen
Notary Public

MY COMMISSION EXPIRES: May 2, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Brittney McClafferty	SEND TAX BILLS TO: CMG Mortgage, Inc., dba CMG Financial	MAP-PARCEL NUMBERS
(NAME) 1912 B 16th Ave., N.	(NAME) 3160 Crow Canyon Road, Suite 400	081073B00200CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Rhoda Wallace, unmarried, and Darin Wyly, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittney L. McClafferty, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit 1912B of 1912 16th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1912 16th Avenue North Townhomes of record in Instrument No. 20170202-0011328, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

FOR INFORMATION PURPOSES ONLY: 1912 B 16th Avenue North, Nashville, TN 37208

Being the same property conveyed to Rhoda Wallace, unmarried and Darin Wyly, unmarried, as tenants in common with a right of survivorship by Quitclaim Deed from Rhoda Wallace, unmarried of record in Instrument No. 20171012-0104689, Register's Office for Davidson County, Tennessee, dated October 03, 2017 and recorded on October 12, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Rhoda Wallace, unmarried by Warranty Deed from 1912 16th Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20170824-0086955, Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 24, 2017. (Value of consideration shown in aforementioned deed $329,900.00.)

Being a part of the same property conveyed to 1912 16th Ave, LLC, a Tennessee limited liability company by Warranty Deed from Bekhzodkho S. Dusmukhamedov, single of record in Instrument No. 20150616-0057040, Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 16, 2015. (Value of consideration shown in aforementioned deed $59,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 57, page 98, Instrument Number 20170202-0011328, and in Instrument Number 20150601-0050188, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / x improved property, known as 1912 B 16th Ave N Nashville, TN 37208

(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of May, 2019.

Rhoda Wallace by Attorney in Fact Darin Wyly

Rhoda Wallace, by Darin Wyly, Attorney in Fact

Darin Wyly

STATE OF TN
COUNTY OF Davidson

Personally appeared Darin Wyly to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rhoda Wallce, and who acknowledged that he/she executed the same as the free act and deed of Rhoda Wallace.

WITNESS my hand and official seal at office this this 29th day of May, 2019.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified **Darin Wyly** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this this 29th day of May, 2019.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Darin Wyly, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Rhoda Wallace the principal.

Darin Wyly

WITNESS my hand and official seal at office this this 29th day of May, 2019.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY