Karen Johnson Davidson County
Batch# 250357 DEEDWARR
06/28/2019 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20190628-0063065

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $326,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2019.

Notary Public
My commission expires: May 23, 2023

SARAH CARTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

13-1906-133396

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
John R. McGarry	New American Funding	161-13-0-B-107.00 CO
107 Honey Creek Lane	14511 Myford Rd Ste 100	
Nashville TN 37211	Tustin, CA 92780	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lee E. Nachand, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Breanna R. McGarry, a single woman and John R. McGarry and Donna L. Jones-McGarry, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 207, on the Plan of Creekside of Brentwood, as established by the Master Deed of record in Instrument No. 20040702-0079260; Instrument No. 20050204-0013611; Instrument No. 20050329-0034131; Instrument No. 20050822-0100021; and Instrument No. 20070622-0075126, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee E. Nachand by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee (CWABS 2006-HYB9), dated April 11, 2016, recorded May 19, 2016, of record in Instrument No. 20160519-0049992, Register's Office for Davidson County, Tennessee.

Alisha Mchone, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 107 Honey Creek Lane, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of June, 2019.

Lee E. Nachand

Alisha Mchone

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lee E. Nachand and Alisha Mchone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 21st day of June, 2019.

State of Tennessee at Large

My Commission expires:

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 23, 2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY