NEW OWNER:

JERRY W. TRAUGHBER
879 BLOOMDALE TRACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

CMG MORTGAGE, INC.
3160 CROW CANYON RD., SUITE 400
SAN RAMON, CA 94583

Map & Parcel 086120C05000CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0437

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 252381 DEEDWARR
07/03/2019 01:55:32 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20190703-0065283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Nine Thousand Nine Hundred and 00/100 Dollars ($309,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT E. EARHEART, JR.** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JERRY W. TRAUGHBER, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 50, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert E. Earheart, Jr. by Special Warranty Deed from Prime Developers, LLC, a Tennessee limited liability company, dated November 16, 2018, and of record in Instrument No. 20181119-0113840, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **879 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180518-0047996, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 28th day of June, 2019.

ROBERT E. EARHEART, JR.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT E. EARHEART, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of June, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$309,900.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of June, 2019.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022