Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1262

Karen Johnson Davidson County
Batch# 266274 DEEDWARR
08/02/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20190802-0076775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Thomas Beal and Tracey Jean Beal, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Todd A. Wigant and Catherine K. Swafford, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revision of Lots 11 & 12, Section 2, Cloverland Acres of record in Plat Book 4595, page 126, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Andrew Thomas Beal and Tracey Jean Beal, husband and wife, by deed from John C. Kachinko and spouse, Tiffany Kachinko, dated June 28, 2017, of record in Inst. No. 20170630-0066028, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5740 Cloverland Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of August, 2019.

Andrew Thomas Beal

Tracey Jean Beal

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Thomas Beal and Tracey Jean Beal, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 499,900.00.

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2019.

Notary Public

My Commission Expires:

RHONDA S. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 12-20-2021

NEW OWNER:
Todd A. Wigant
5740 Cloverland Place
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT:
CMG Mortgage, Inc.
dba CMG Financial
3160 Crow Canyon Road,
Suite 400
San Ramon, CA 94583

TAX MAP-PARCEL #:
171-07-0-015.00

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)