Karen Johnson Davidson County
Batch# 266399 DEEDWARR
08/05/2019 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $741.85
20190805-0076942

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $200,500.00 Affiant Subscribed and sworn to before me, this 31 day of July, 2019. Notary Public My commission expires: 12-1-20

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Billie Sue Giles	**CMG MORTGAGE INC.**	**086140C01400CO**
3911 Dodson Chapel Road Unit 14	**3160 CROW CANYON RD, SUITE 400**	
Hermitage, TN 37076	**SAN RAMON, CA 94583**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Rhonda J. Prater, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Billie Sue Giles, Single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 14 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven, as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as shown of record in Instrument no. 20011005-0108857, amended in Instrument No. 20170524-0051721, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda J. Prater, an unmarried woman, by Warranty Deed from Joyce S. Howard, an unmarried woman, dated August 3, 2009, of record in Instrument No. 20090805-0073372, Register's Office for Davidson County, Tennessee. Michael A. Gelinas enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20011005-0108857, amended in Instrument No. 20170524-0051721, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3911 Dodson Chapel Road Unit 14, Hermitage, TN 37076.

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 in 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.

Rhonda J. Prater Date: 7/31/19

~~Melian~~ A Gelinas Date: 7/31/19
Michael

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Rhonda J. Prater and Michael A. Gelinas, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 5.22.22

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

