WARRANTY DEED

Karen Johnson Davidson County
Batch# 283055 DEEDWARR
09/09/2019 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190909-0091036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Amanda L. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF SEPTEMBER, 2019.

Rebecca A. Dohoda
Notary Public

MY COMMISSION EXPIRES: 5/19/20
(AFFIX SEAL)

Rebecca A. Dohoda State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Joseph Hernandez		072 11 0 392.00
(NAME)	(NAME) CMG mortgage, Inc.	
1613 Essex Ave		
(ADDRESS)	(ADDRESS) 3160 crow Canyon Rd, St 400	
Nashville, TN 37216	San Ramon, CA. 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Natalie Susanne Thompson and Joel Nachtigal, wife and husband and Tracey Lee Thompson, a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Joseph Hernandez, an unmarried man**, 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, being Lot No. 203, on the Plan of Subdivision of The Waters Place on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot 203 fronts 50 feet on the Northerly margin of Essex Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Natalie Susanne Thompson, single and Tracey Lee Thompson, married by Warranty Deed from Rochelle E. Williamson Fitts dated December 29, 2015 and recorded January 4, 2016 as Instrument No. 20160104-0000433, in said Register's Office for Davidson County, Tennessee. The spouse of Natalie Suzanne Thompson is joining in signing this instrument to convey his marital interest, if any, to said property. The subject property was not used as a marital residence for Tracey Lee Thompson or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1613 Essex Ave, Nashville, TN 37216

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 our hands this 5th day of September, 2019

File Number: FRN-1907990SSO

Natalie Susanne Thompson

Natalie Susanne Thompson

Joel Nachtigal

Joel Nachtigal

Tracey Lee Thompson By Natalie Susanne Thompson as Attorney-in-Fact

Tracey Lee Thompson
By Natalie Susanne Thompson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned authority, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Natalie Susanne Thompson and Joel Nachtigal personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Natalie Susanne Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracey Lee Thompson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Tracey Lee Thompson, for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1907990SSO

Certificate of Authenticity

I, John W. Bishop, 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 Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)