THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

Karen Johnson Davidson County
Batch# 285452 DEEDWARR
09/13/2019 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20190913-0093136

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
William Evans Daugherty 413 Alta Loma Road Goodlettsville, TN 37072	CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Rd. Ste. 400 San Ramon, CA 94583	Map 025-16 Parcel 057.00

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Nancy D Crowell
Affiant

Subscribed and sworn to before me, this the 13th day of September 2019.

Shannon D. Walker
Notary Public
My Comm. Expires: March 8, 2021

SHANNON D WALKER
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

GENERAL 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 and sufficiency of which are hereby acknowledged,

NANCY D. CROWELL and DIANA D. HAYES, as co-trustees of the Nadine Illa Daniel Revocable Trust dated December 3, 2015,

hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto

WILLIAM EVANS DAUGHERTY, single,

hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit "A" hereto.

This is improved property known as 413 Alta Loma Road, Goodlettsville, Tennessee 37072.

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, his heirs and assigns, forever, and GRANTORS covenant with the said GRANTEE that GRANTORS 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 GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever except as set out in Exhibit "B" hereto.

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 hand this 13th day of September 2019.

Nadine Illa Daniel Revocable Trust dated December 3, 2015

Nancy D. Crowell, Co-Trustee

Diana D. Hayes, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, NANCY D. CROWELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Co-Trustee of the Nadine Illa Daniel Revocable Trust dated December 3, 2015, the within named bargainor, and that as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as a Co-Trustee of the Nadine Illa Daniel Revocable Trust dated December 3, 2015.

Witness my hand, at office, this 13th day of September 2019.

Notary Public

My Commission Expires: March 8, 2021

SHANNON B. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DIANA D. HAYES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be a Co-Trustee of the Nadine Illa Daniel Revocable Trust dated December 3, 2015, the within named bargainor, and that as such Co-Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as a Co-Trustee of the Nadine Illa Daniel Revocable Trust dated December 3, 2015.

Witness my hand, at office, this 13th day of September 2019.

Notary Public

My Commission Expires: March 8, 2021

SHANNON B. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Goodlettsville Heights, Section IV, of record in Plat Book 2133, Page(s) 43 and 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 7 fronts 164 feet on the westerly side of Alta Loma Road (formerly Alto Loma Road) and extends back between lines 228.5 feet on the northerly side and 226 feet on the southerly side to a deadline in the rear, on which it measures 185 feet.

Being the same property conveyed by Warranty Deed dated June 2, 1955, from W. O. TUCK, joined by his wife, ELMA LEE TUCK, to ERNEST A. DANIEL, JR. and wife, NADINE DANIEL, of record in Book 2436, Page 509, Register's Office for Davidson County, Tennessee. ERNEST A. DANIEL, JR. having died on or about September 16, 1989 and title vested in NADINE DANIEL as the surviving Tenant by the Entirety.

Being the same property conveyed by Quitclaim Deed dated December 3, 2015, from NADINE DANIEL, unmarried, to NANCY D. CROWELL and DIANA D. HAYES, co-trustees, and any successor trustees thereto, of the Nadine Illa Daniel Revocable Trust dated December 3, 2015, of record in Instrument No. 20151207-0123043, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for highways and public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.

2. Matters shown on the Plan of Goodlettsville Heights, Section IV, of record in Plat Book 2133, Page(s) 43 and 44, Register's Office for Davidson County, Tennessee.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY