WARRANTY DEED

Karen Johnson Davidson County
Batch# 290992 **DEEDWARR**
09/25/2019 02:39:41 PM 2 pgs
Fees: $13.00 Taxes: $732.60

20190925-0097568

JM-CL-19-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF SEPTEMBER, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 12/6/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Diedrich	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**044-15-0-099.00**
908 Elliston Street	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLSON BERRY HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW DIEDRICH, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 64 on the Plan of Section D, Village of Old Hickory of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee; fronting 55.0 feet on Elliston Street, containing 0.09 acres, more or less, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia McCoy by Warranty Deed from Earl Russ, Jr. and Carl Russ and Dorothy M. Mires and James Russ of record in Book 11761, Page 115, Register's Office for Davidson County, Tennessee, dated October 25, 1999 and recorded on November 30, 1999.

Being the same property conveyed to Wilsonberry Holdings, LLC by Warranty Deed from Patricia McCoy of record in Instrument No. 20190225-0016647, Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 25, 2019.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Elliston Street, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th DAY OF SEPTEMBER, 2019.

Willson Berry Holdings, LLC

BY: _____ MEMBER
Ben Wilson
Member

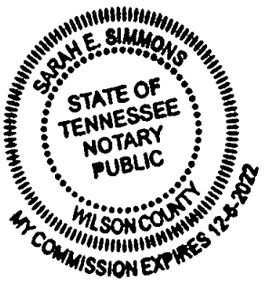
BY: _____ member
Blake Berry
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WILLSON BERRY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of September, 2019.

Sarah E. Simmons
Notary Public
My Commission Expires: 12/6/22
(SEAL)

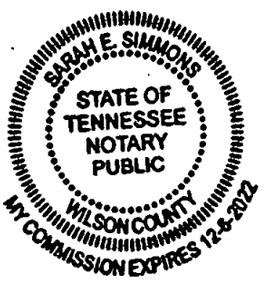


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE BERRY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of WILLSON BERRY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of September, 2019.

Sarah E. Simmons
Notary Public
My Commission Expires: 12/6/22
(SEAL)



RETURN TO:
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Nashville, TN 37212