Karen Johnson Davidson County
Batch# 307993 DEEDWARR
10/29/2019 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $838.05
20191029-0111060

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 226,500.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2019.

Notary Public

My commission expires:

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
A Stone	CMG MORTGAGE, INC DBA CMG	034070A05400CO
229 Harbor Village Drive	3160 CROW CANYON RD., STE. 400	
Madison, TN 37115	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,

Margaret Sterling, a single person

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

A Stone, 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:

Being Lot. No. 36 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723-0102986, which revives and amends in Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaret Sterling, a single person from Newmark Homes, LP a Texas limited partnership by Warranty Deed dated January 15, 2004, of record in Instrument No. 20040120-0007575, Register's Office for Davidson County, Tennessee.

The said Margaret Sterling is one and the same person as Margaret M. Sterling.

Durable Power of Attorney executed by Margaret M. Sterling appointing Amy L. Wormer to sign on her behalf dated 04/24/17 and recorded in Instrument No. 201910290111059 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HE2019-0253

This is improved (X) unimproved (____) property known as 229 Harbor Village Drive, Madison, TN 37115.

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.

Witness my/our hand(s) this 29th day of October, 2019.

Margaret M. Sterling
by Amy L. Wormer, Attorney-in-Fact

Margaret M. Sterling
by Amy L. Wormer, Attorney-in-Fact

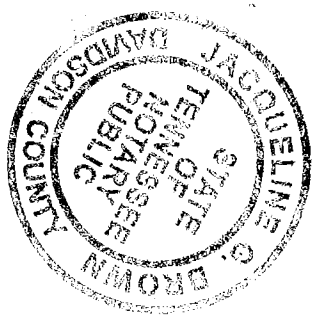
STATE OF TENNESSEE
COUNTY OF Davidson

I hereby certify, that on this 29th day of October, 2019, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Amy L. Wormer** to me known to be the person who executed the foregoing instrument in behalf of **Margaret M. Sterling** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Margaret M. Sterling**.

Witness my hand, at office, this 29th day of October, 2019.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22



HE2019-0253

True Copy Certification

I, Christine Hutchinson, 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, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

