STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-6856

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Johnson Davidson County
Batch# 308760 DEEDWARR
10/31/2019 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20191031-0111830

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William R. Davis and Melanie Ann Davis (NAME) 411 Ezell Pike (STREET ADDRESS) Nashville, TN 37217 (CITY) (STATE) (ZIP)	CMG Mortgage, Inc. (NAME) 3160 Crow Canyon Road, Suite #400 (STREET ADDRESS) San Ramon, CA 94583 (CITY) (STATE) (ZIP)	134-8-1

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 HEREBYACKNOWLEDGED, WE, **Geneva Faye Shumate, Linda Joyce Hoffman, Vera Ann Baldwin, and Patricia Lorene Moore**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Davis and wife, Melanie Ann Davis**, 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 the Second Civil District of Davidson County, Tennessee, being Lot No. 17 on the Map of Bowood Heights Subdivision, as of record in Book 2331, page 47, said Register's Office.

Said Lot No. 17 fronts 145.0 feet on the westerly side of Ezell Road and extends back along the southerly line. 292.5 feet and along the northerly line, 286.1 feet measuring 87.1 feet across the rear line.

Being the same property conveyed to Geneva Faye Shumate, Linda Joyce Hoffman, Vera Ann Baldwin and Patricia Lorene Moore by Executor Quitclaim Deed dated December 26, 2017 from Geneva Faye Shumate and Linda Joyce Hoffman, Co-Executors of The Estate of Beatrice Moore, recorded December 28, 2017, in Instrument Number 20171228-0132015, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 47, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2446, page 537, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 411 Ezell Pike, Nashville, TN 37217.

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. Whenever 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.

Geneva Faye Shumate

Linda Joyce Hoffman

Vera Ann Baldwin

Patricia Lorene Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2019, before me personally appeared Geneva Faye Shumate, Linda Joyce Hoffman, Vera Ann Baldwin and Patricia Lorene Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

