Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-HH-19-5112

Karen Johnson Davidson County
Batch# 313815 DEEDWARR
11/08/2019 02:52:52 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20191108-0115836

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lori Lee Dowling-Felt
5112 Ander Dr.
Brentwood, TN 37027

MORTGAGEE
CMG Mortgage, Inc.
3160 Crow Canyon Rd., Ste. 400
San Ramon, CA 94583

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
181-10-0-E-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bethany Hart, formerly known of record as Bethany Walters, and Jake Hart, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lori Lee Dowling-Felt, unmarried,** 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. 84, on the Plat of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bethany Walters and Jake Hart, wife and husband by Warranty Deed from Christopher B. Hanson and Kimberly T. Hanson, husband and wife, dated October 22, 2015 and filed in Instrument Number 20151026-0108271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201106030042709, amended in Instrument No. 201201190005431 and Instrument No. 201708110082700; Right of Way Easement in Instrument No. 200802140014939; Easement for Stormwater Facilities in Instrument No. 200903090020470; Easement to Davidson County for water utilities and maintenance in Instrument No. 200903090020488; Easement to Davidson County for Water utilities and maintenance in Instrument No. 200903090020517; Easement to Comcast of Nashville I, LLC in Instrument No. 200907140065912; Sewer Easement in Instrument No. 201104110027742; Sewer Easement in Instrument No. 200908050073466; HOA Charter for High Point, in Instrument No. 20100113003233; easement to Comcast of Nashville I, LLC in Instrument No. 201709210096817; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 201106200047097, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **5112 Ander Dr. Brentwood, TN 37027.**

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 7th day of November, 2019.

Bethany Hart

Bethany Hart

Jake Hart

Jake Hart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bethany Walters and Jake Hart, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2019.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of November, 2019.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020