WARRANTY DEED

Karen Johnson Davidson County
Batch# 321275 DEEDWARR
11/27/2019 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $710.40
20191127-0122779

B-VRES-19-0286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/29/2020
(AFFIX SEAL)

TILA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

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)
Somsouk Phetsengdara	CMG Mortgage, Inc.	
(NAME)	(NAME) Ste 400	**162-01-0A-003.00-CO**
286 Tusculum Road	3160 Crow Canyon Rd,	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **MARY JOHNETTE JACKSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOMSOUK PHETSENGDARA, AN UNMARRIED 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. 3 and reserve lot adjacent to Lot No. 2, on the Plan of Phase 1, Hickory Glade, of record in Book 5250, Page 889, together with an easement for ingress and egress of record in Book 8058, page 793, both in the Register' s Office for said County.

Said Lots front 101.22 feet on the Northerly margin of Tusculum Road and extend back 137.98 feet on the broken Easterly line and 135.00 feet on the Westerly line to a dead line in the rear, measuring 137.74 feet thereon.

Being the same property conveyed to Mary Johnette Jackson, unmarried by Warranty deed from Jace K. Seavers and wife, Pamela J. Seavers of record in Instrument No. 20031106-0163355 Register's Office for Davidson County, Tennessee, dated October 30, 2003 and recorded on November 06, 2003.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 6250, page 888, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 6250, page 889, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 803, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6878, page 390, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas in Book 7260, page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, Register's Office for Davidson County, Tennessee.
- Charter in Book 6845, page 780, Register's Office for Davidson County, Tennessee.
- This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County.
- This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County.
- Deed of Conveyance of record in Book 7097, Page 92 and Book 7097, Page 130, in the 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: **286 Tusculum Road, Antioch, Tennessee 37013**.

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 22nd DAY OF NOVEMBER, 2019.

Mary Johnette Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/23/2022
Notary Seal (if on paper)