RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 4487

Karen Johnson Davidson County
Batch# 337181 DEEDWARR
01/02/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20200102-0000242

WARRANTY DEED

LAUREN J TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF19-122077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashley Holden	CMG Mortgage, Inc	
(NAME)	(NAME)	
2037 Shaw Road	3160 Crow Canyon Rd. #400	024-00-0-024.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES N. FUNGAROLI, A SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ASHLEY HOLDEN,A SINGLE WOMAN, 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, described as follows:

Parcel 24
Beginning at a northeast corner on a stake in the south right-of-way line of Shaw Road; thence South 75 degrees West, with road, 95 feet to a stake; thence South 2 1/2 degrees East, 181 feet to a stake; thence North 75 degrees West, 81 feet to corner of Lot No. 2; thence North 1 degrees East with Lot No. 2, 185 feet to the beginning; being Map No. 024-00-0-Parcel 024

Parcel 23
Beginning at a point in the south margin of Shaw Road, the northeast corner of the within described tract and the northwest corner of property already owned by Grantees; thence South 13 degrees 30 minutes East 185 feet to an iron pin; thence South 82 degrees 48 minutes West, 104.29 feet to an iron pin; thence North 68 degrees 00 minutes West, 304 feet to a point in the south margin of Shaw Road; thence with the

margin of Shaw Road, North 77 degrees 00 minutes East, 352 feet to the beginning, containing 0.92 acres, more or less, being Map No.24-00-0-023.

Being the same property conveyed to James N. Fungaroli by Warranty deed from Chris Cioffi, unmarried of record in Instrument No. 20070405-0041034 Register's Office for Davidson County, Tennessee, dated April 3, 2007 and recorded on April 5, 2007.

unimproved ☐
This is improved ☒ property, known as 2037 Shaw Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness James N. Fungaroli, a single man this 18 day of December, 2019.

James N. Fungaroli

STATE OF Pennsylvania
COUNTY OF Bedford

On this the 18th day of December, 2019, before me personally appeared James N. Fungaroli, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of December, 2019.

Notary Public

My Commission Expires:

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carol Jo Clark, Notary Public
Everett Boro. Bedford County
My Commission Expires July 8, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

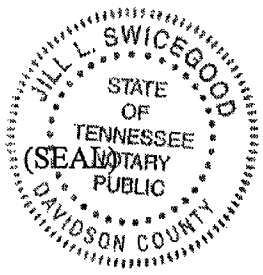
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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