Karen Johnson Davidson County
Batch# 373002 DEEDWARR
03/16/2020 01:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200316-0028898

3101

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite 130
Hendersonville, TN 37075

File Number: 6-20-6251

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

William D Ward
Affiant

CHARMON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Subscribed and sworn to before me, this the 13th day of March, 2020

Notary Public
My Commission Expires: 3-7-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Thomas Ward Laura Nakshian Ward 26 Thomas Street Barrington, RI 02806	CMG mortgage 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	075 09 0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **McCauley Gray, III, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Thomas Ward and Laura Nakshian Ward, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 567, Section Five Hermitage Hills, as shown on plat of record in Plat Book 3300, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEGINNING at a point on the Northerly margin of Plantation Drive at the common front corners of Lots 567 and 566; thence in a Northerly direction along the line between said two lots 130 feet to a point; thence Westwardly 123.66 feet to a point in the Easterly margin of Bonnahurst Drive; thence Southwardly along said margin of said drive, 105 feet to a point at the beginning of a curve; thence Southeastwardly around said curve, 39.27 feet to a point in the Northerly margin of Plantation Drive; thence Eastwardly along said margin of said drive, 98.66 feet to the point of beginning

Being the same property conveyed to McCauley Gray, III, by Warranty Deed from Daniel Kerr Roach, unmarried, of record in Instrument No. 20170112-0003926, in the Register's Office of Davidson County, Tennessee, dated December 30, 2016 and recorded on January 12, 2017.

This is ☒ improved property located at: **3918 Plantation Drive, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2020 and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2020.

GRANTOR:

McCauley Gray, III

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared McCauley Gray, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2020.

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 2/27/2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020

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