Karen Johnson Davidson County
Batch# 373760 DEEDWARR
03/17/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200317-0029625

WARRANTY DEED

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Sharonda Waller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020 .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharonda Waller	CMG Mortgage, Inc. d/b/a CMG Financial	163-11-0C-061.00-CO
(NAME) 807 Beazer Lane	(NAME) 3160 Crow Canyon Road Suite #400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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 considerations, the receipt of which is hereby acknowledged, We **18th and 7th, a Tennessee General Partnership,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sharonda Waller and husband, Carlton Waller**, hereinafter called the GRANTEE(S), their 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. 61, on the plan of Revised Bell Forge Village III, Section Five, as shown on plat of record in Book 690, Page 632, as corrected by Book 7524, Page 552, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Beverly Gilpatrick by Warranty Deed from Steven Christopher Lassiter, Trustee of the JRM Trust, dated 08/03/2017 and recorded 10/03/2017, of record in Instrument 201710030100992, and Instrument of Correction of Deed of record in Instrument 201910090103321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 18th and 7th, a Tennessee General Partnership by Warranty Deed from Beverly Gilpatrick, dated 10/10/2019 and recorded 10/11/2019, of record in Instrument 201910110104243, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 807 Beazer Lane, Antioch, TN 37013
(House Number) (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 GRANTEE(S), his/her/their 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 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.

Effective the 16th day of March, 2020 .

18th and 7th, a Tennessee General Partnership

Homer Boris, LLC, a Delaware limited liability company, as partner of 18th and 7th, a Tennessee General Partnership

By:_____
Megan Evans, President

Abbot Venice, LLC, a Delaware limited liability company, as partner of 18th and 7th, a Tennessee General Partnership

By:_____
Craig Evans, President

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Megan Evans, President of Homer Boris, LLC, a Delaware limited liability company and Craig Evans, President of Abbot Venice, LLC, a Delaware limited liability company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the General Partners of 18th and 7th, a Tennessee General Partnership, the within named bargainer, a partnership, and that they as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Megan Evans, President of Homer Boris, LLC, a Delaware limited liability company and Craig Evans, President of Abbot Venice, LLC, a Delaware limited liability company as General Partners..

Witness my hand and Official seal this 16th day of March, 2020 .

_____
Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pamela Autry, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Autry
Notary's Signature

My Commission Expires: _____

